



7 North Street, Northam, Bideford, EX39 1DH

Price Guide £225,000

- No Onward Chain
- Character Features
- Enclosed Garden
- Short Walk to Amenities
- Discreet Pedestrian Access Only
- Charming Detached Cottage
- Woodburning Stoves
- Stylishly Presented Throughout
- Must See

7 North Street, Bideford EX39 1DH

Nestled in the charming village of Northam, this delightful detached cottage on North Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat. The inviting reception rooms provide a warm and welcoming space with the woodburning stoves, perfect for relaxation or entertaining guests. The cottage boasts a lovely enclosed garden, providing a private outdoor area where one can enjoy the fresh air and sunshine. The property is also within walking distance to local amenities, ensuring that shops, cafes, and essential services are easily accessible. This home presents a wonderful opportunity to embrace village life while enjoying the tranquillity of a detached property. With its appealing features and prime location, this cottage is not to be missed.



Council Tax Band:



Ground Floor

Kitchen/Dining

12'2" x 10'7"

Stylishly presented space offers a range of modern fitted units perfectly finished with oak worktops. Fitted with an electric oven with induction hob and extraction hood over and an undercounter fridge. The woodburning stove really does complete the space, truly making it the heart of the home.

Utility Area

Set just off the kitchen offering further fitted units and Belfast sink.

Sitting Room

12'2" x 10'2"

This cosy room is an idyllic space to kick back and relax all year round, with the woodburning stove offering a delightful focal point.

First Floor

Bedroom One

12'4" x 10'2"

Charming double bedroom with triple aspect, allowing light to flood the room.

Bedroom Two

14'11" x 7'1"

Further well proportioned room with two windows maximising the light.

Shower Room

A well fitted modern suite, comprising a shower, low level WC, wash hand basin and heated towel rail.

External Store/Utility

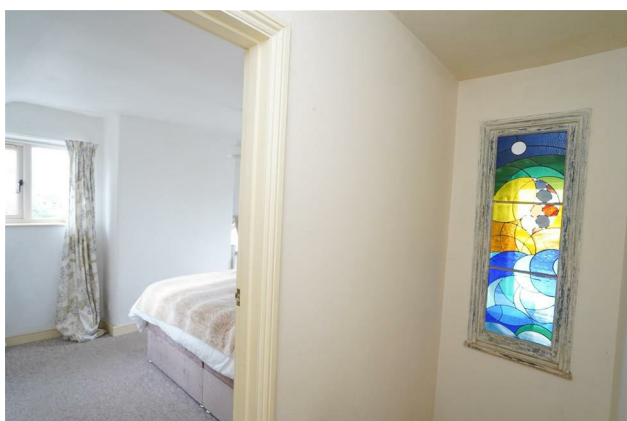
This handy timber store, has been equipped with electric, light and plumbing, with the white goods currently being housed within.

Outside

This enclosed private courtyard offers a charming space to kick back and relax.

Services

Mains electric, water and drainage. Electric central heating.





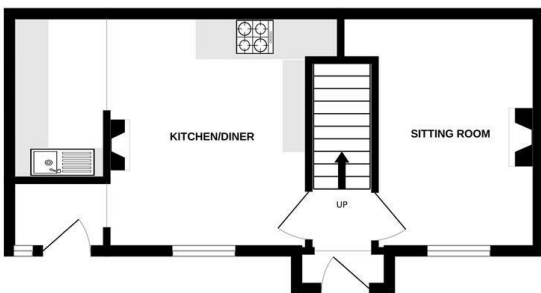
Directions

From Bideford Quay, proceed towards the A39 Heywood roundabout. At the roundabout, take the second exit signposted Westward Ho!, Northam and Appledore. Passing the Durrant House Hotel on your left, turn right at the A386 signposted to Appledore. Drive past Northam Swimming Pool on your right, descend down the hill and take the first left-hand turning onto North Street. Follow the road along, and just before reaching Admirals Court on your right-hand side, there is a discreet pedestrian access on your left between number 6 and number 8.

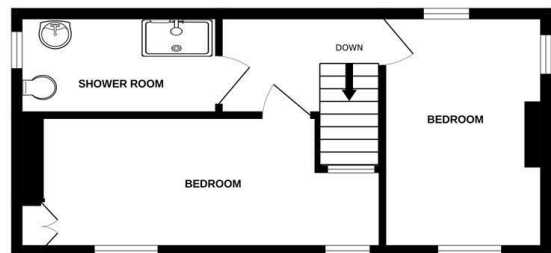
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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