



## Flat 5, Chapel House The Square, Northam, Devon, EX39 1AR

Guide Price £148,000

- Stunning Coastal Views
- Private Balcony
- Master Bedroom With Built In Wardrobes
- Investment Opportunity Or Great First Time Buy
- Individual Apartment
- Well Planned Accommodation
- Central Village Location
- No Chain



## Apartment 5, Chapel House, Northam

Situated in an excellent position in the village centre and enjoying superb coastal views. Number 5 Chapel House will be found to be a light and airy 1 bedroom first floor apartment. Offering well presented, spacious accommodation, with gas fired central heating and a useful outside balcony. Freshly painted and with new carpets throughout, this apartment would make a perfect first time buy or investment property. Being offered with no ongoing chain.



Council Tax Band: B



### Communal Hallway

Welcomes you into the conversion, with the staircase winding up alongside the beautifully crafted stain glass windows.

### Entrance Hall

Welcomes you into the property.

### Kitchen Area

11'5" x 6'10"

Well fitted kitchen with a range of work surfaces, comprising a stainless steel sink and drainer unit, with drawers and cupboards below and matching wall units over. Space and plumbing for a washing machine with built in oven, hob and fridge freezer.

### Living room

13'7" x 13'5"

Spacious dual aspect room with newly fitted carpet and freshly painted walls.

### Master Bedroom

12'7" x 10'4"

Large double bedroom which has been freshly painted throughout and new carpets fitted with large built in wardrobes.

### Shower Room

8'9" x 4'10"

Fitted with a separate shower, low level WC and wash hand basin.

### Balcony

This handy outdoor space offers stunning coastal views.

### Services

All mains services connected. Gas fuelled central heating.

### Lease Information

Benefiting from the remainder of 999 year lease and Share of the Freehold.

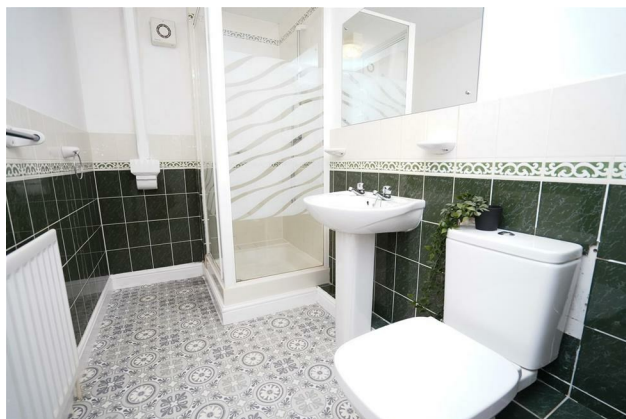
Maintenance charge - £650.00 per annum.

Ground Rent - £10.00 per annum.

Insurance Premium - £130.00 per annum.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



## Directions

From our office on Bideford Quay, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue up the hill to Heywood Road roundabout. Continue straight across, following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel on your right hand side, pass the turning to Appledore also on the right and take the next right hand turn into Northam just after the War Memorial. Proceed down the hill and the property will be found on the square. On road parking can usually be found, however additional parking can be found in the car park behind the Church, just off Tower Street/Lakenham Hill.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

