Bond Oxborough Phillips

Changing Lifestyles

36 King Alfred Crescent
Northam
Bideford
Devon
EX39 1UF

Asking Price: £225,000
Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

36 King Alfred Crescent, Northam, Bideford, Devon, EX39 1UF

A SEMI-DETACHED HOME WITH SCOPE FOR MODERNISATION & IMPROVEMENT

- 3 Bedrooms
- Open-plan Lounge / Diner with garden access
- Kitchen & Ground Floor Cloakroom
- First Floor Bathroom
- Driveway parking & Garage
- Enclosed rear garden with decking
- An excellent opportunity for first time buyers or small families looking to personalise a home in a convenient & sought after location

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Situated on a highly popular and well-established residential development in Northam, within close proximity of the village centre with its range of cafés, shops and bars, and just a short walk from the very popular leisure centre, this is a great opportunity to acquire a 3 Bedroom semi-detached home. The property enjoys the benefit of a driveway to the side providing off-road parking for a couple of vehicles, which, in turn, leads to a Garage with power and light connected, along with useful overhead storage.

Internally, the accommodation is well laid out and offers good potential. The ground floor features an open-plan Lounge / Diner, providing a generous and flexible living space, with French doors opening out onto a fully enclosed rear garden that is mainly laid to lawn and complemented by a decked seating area. The Kitchen is fitted with a range of cupboards and drawers with work surfaces, space for a washing machine, space for a fridge / freezer, and a built-in 4-ring gas hob with oven below and extractor hood above. There is also a convenient ground floor Cloakroom.

On the first floor, there are 3 Bedrooms. The main bedroom benefits from built-in wardrobes, while the second and third bedrooms overlook the rear garden. A Bathroom serves the bedrooms, and the landing provides access to a useful storage cupboard as well as an airing cupboard housing the gas boiler.

The property is competitively priced to reflect that some modernisation and improvement works would be beneficial to bring it fully up to contemporary standards. As such, it presents an excellent opportunity for first time buyers or small families looking to personalise a home in a convenient and sought after Northam location. An early viewing is highly recommended.

Council Tax Band
C - Torridge District Council

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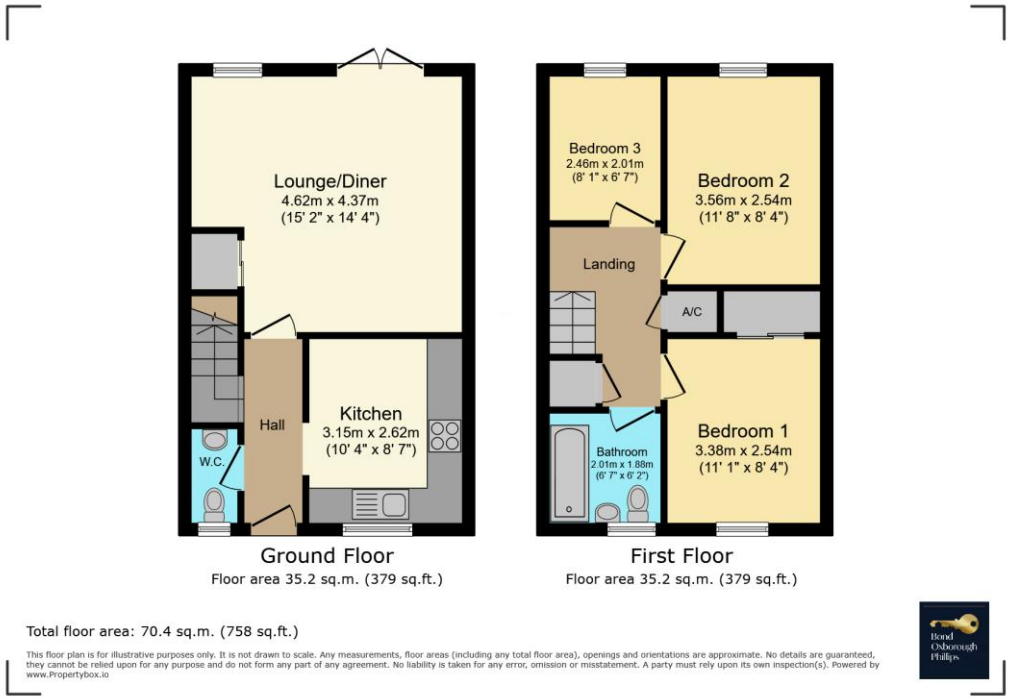
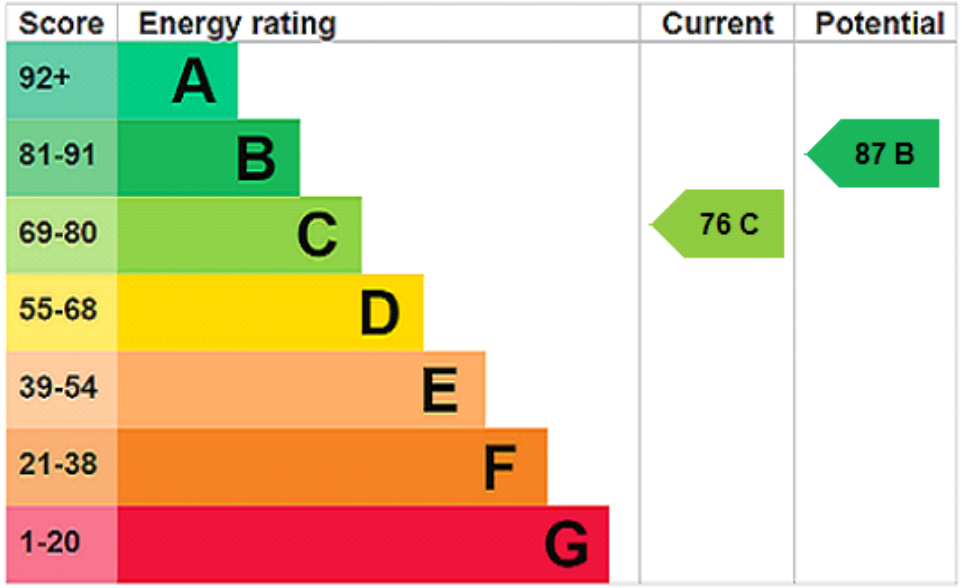


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay, proceed towards the Heywood Road roundabout, passing Morrisons Supermarket on your right hand side. At the roundabout, continue straight ahead signposted Westward Ho! / Northam / Appledore. Take the right hand turning signposted Appledore onto Churchill Way. Upon reaching the Torridge Leisure Centre, turn right and follow the road into Benson Drive. Continue along Benson Drive, eventually turning right into King Alfred Crescent. Take the first right hand turning to where number 36 will be found on your left hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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