



Bond
Oxborough
Phillips

Changing Lifestyles

39B Cross Street
Northam
Bideford
Devon
EX39 1BX

Asking Price: £142,500
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

39B, Cross Street, Northam, Bideford, Devon, EX39 1BX

A GROUND FLOOR FLAT WITH PRIVATE STREET ENTRANCE & A PATIO GARDEN



- 1 generous double Bedroom
- Private street-level entrance
- Spacious Lounge with French doors
- Private enclosed patio garden with shed
- Gas central heating – boiler installed 2025
- Leasehold with 50% Share of Freehold
- On-street parking available nearby



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An excellent opportunity to acquire this well-presented 1 Bedroom Ground Floor Flat, conveniently situated in the popular village of Northam. Offering its own private entrance directly from the street, a generous living space and an attractive private patio garden, the property would make an ideal first-time purchase, comfortable permanent home, investment or lock-up-and-leave.

Entering through the private front door, an Entrance Porch leads into the Hall which provides access to the principal rooms. The Bedroom is a particularly good-sized double, measuring approximately 3.85m x 3.72m (12'8" x 12'2"), with plenty of space for bedroom furniture.

The Lounge is similarly generous at approximately 3.87m x 3.72m (12'8" x 12'2") and provides a welcoming main living area with an attractive feature fireplace creating a natural focal point. French doors open directly onto the rear patio, allowing plenty of natural light into the room and providing an easy connection between the indoor and outdoor spaces.

Adjoining the Lounge is the fitted Kitchen, arranged to make practical use of the available space with a range of fitted cupboards, work surfaces and provision for the usual appliances. A separate Shower Room completes the accommodation and comprises a shower enclosure, wash hand basin and WC.

To the rear is a particularly appealing private enclosed patio garden, providing a low-maintenance outdoor space with ample room for seating. A useful storage shed is also included.

The flat benefits from mains utilities together with gas fired central heating. The gas boiler was installed in 2025 with the remainder of a 10-year warranty.

On-street parking is available nearby.

The property is Leasehold with a 50% share of the Freehold, offering an appealing combination of manageable accommodation, private outdoor space and independent access in the heart of Northam.

Council Tax Band

A - Torridge District Council

Leasehold (Share of Freehold)

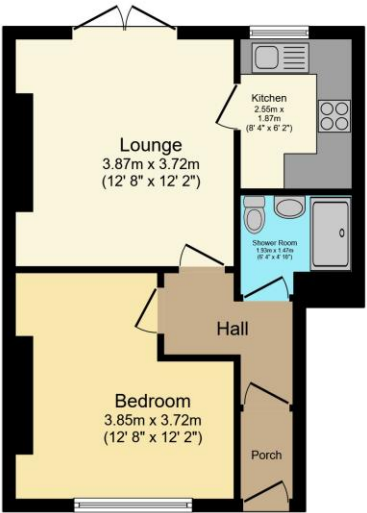
The remainder of a 999-year lease, ending in the year 3014



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Floor Plan

Total floor area: 41.3 sq.m. (444 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](#)



Directions

From Bideford Quay, proceed towards Northam. At the Heywood Road roundabout, continue straight across signposted Northam / Westward Ho! / Appledore. Continue past the turning to Appledore on your right hand side and take the next right hand turning into Northam just after the War Memorial. Proceed down the hill and take the second right hand turning onto Cross Street. Follow this road passing the Golden Lion Public House on your left hand side. Number 39B will be found on your right hand side past the junction with Burrough Road.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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