Bond Oxborough Phillips

Changing Lifestyles

1B Cross Street
Northam
Bideford
Devon
EX39 1BS

Asking Price: £170,000 Leasehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

1B Cross Street, Northam, Bideford, Devon, EX39 1BS

A SPACIOUS GROUND FLOOR APARTMENT WITH GARDEN

- 1 Bedroom
- Welcoming Lounge / Dining Room accommodating distinct sitting & dining areas
- Characterful Kitchen with adjoining Store / Utility cupboard
- Well-appointed Bathroom
- Substantial Shared Garden
- Excellent proportions, attractive presentation & central Northam location











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A deceptively spacious and beautifully presented 1 Bedroom Ground Floor Apartment, occupying an extremely convenient position just moments from the centre of Northam. Generous proportions throughout set this home apart from many 1 bedroom properties, while the large shared garden and pedestrian rear access provide an added benefit rarely found at this price point.

Step inside and the sense of space is immediately apparent. The Lounge / Dining Room is a particularly welcoming reception space, comfortably accommodating distinct sitting and dining areas while still feeling open and uncluttered. Neutral décor and plenty of room for substantial furniture make this a highly usable everyday living space. The adjoining Kitchen is equally characterful, with white fitted cabinetry complemented by timber effect work surfaces, colourful tiled splashbacks and terracotta-style flooring. There is plenty of room for additional dining or a home-working area, while an adjoining Store / Utility cupboard provides useful extra storage and practical space.

The Bedroom is an impressively generous double, offering ample space for wardrobes and further freestanding furniture without compromising the feeling of openness. The accommodation is completed by a well-appointed Bathroom with a white suite and shower over the bath.

Outside is one of the property's real surprises. Pedestrian access leads through the rear courtyard and onwards to a substantial shared lawned garden, bordered by mature planting and offering a genuine outdoor space to sit, relax and enjoy. A separate path leads round the rear of the property to a gate providing rear access to the street.

With its excellent proportions, attractive presentation and central Northam location, 1B Cross Street would make an ideal first purchase, downsize or investment opportunity. Early viewing is strongly recommended.

Council Tax Band
A - Torridge District Council

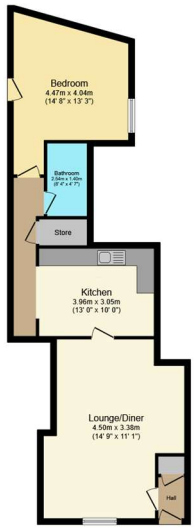
Leasehold
The property is held on a 999-year lease from July 2019. The combined 2026 ground rent, maintenance, building insurance and service charge is £1,044.81 per annum, payable monthly.







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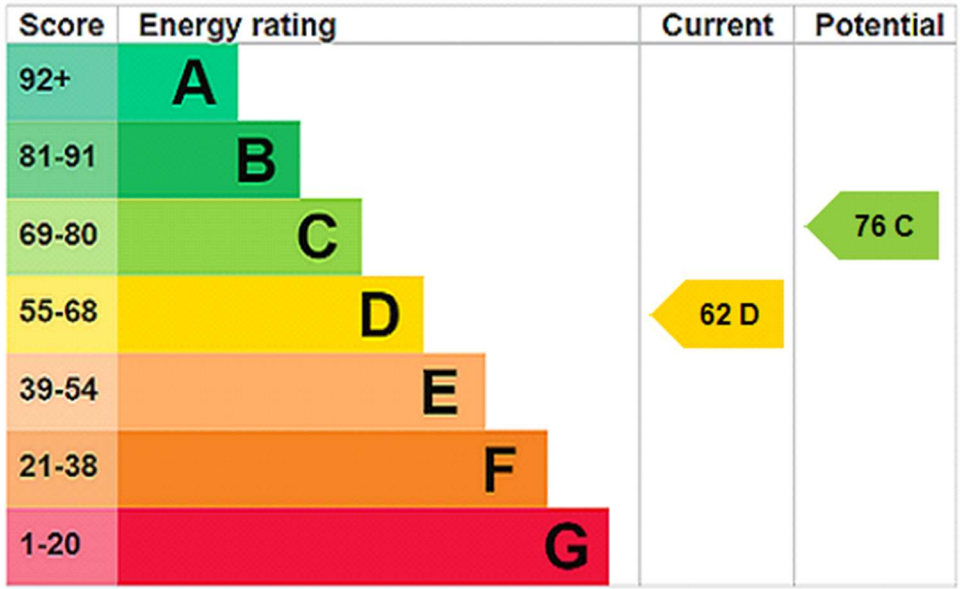
Floor Plan

Total floor area: 68.5 sq.m. (737 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.io

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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 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 to where number 1b will be found on your right hand side.

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.