



Bond
Oxborough
Phillips

Changing Lifestyles

28 Fore Street
Northam
Bideford
Devon
EX39 1AW

Asking Price: £210,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

28 Fore Street, Northam, Bideford, Devon, EX39 1AW

A CHARMING COTTAGE



- 2 Bedrooms
- Close to village amenities including supermarket, pub, doctors & takeaways
- Spacious Living / Dining Room with wood burning stove
- Contemporary Kitchen with appliances included
 - Ground floor Shower Room
- Enclosed east-facing rear garden with low-maintenance finish & storage shed
- Ideal first time purchase or cosy home for a couple



Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho!



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Enjoying a prime position in the heart of Northam on the sought after Fore Street, this charming 2 Bedroom cottage, fitted with newly laid carpets, is ideally placed being just a short stroll from a wide range of local amenities including a supermarket, pub, takeaways, doctors and dentist. The property exudes warmth and character, is flooded with natural light throughout and is thoughtfully laid out for modern living.

A pretty front garden with metal railings and steps leads to a welcoming Entrance Porch which opens into a spacious Living / Dining Room, complete with a wood burning stove set into a stone chimneybreast and handy built-in alcove cupboards. There's also a large understairs cupboard and rear garden access. The contemporary Kitchen offers stylish cabinetry, a built-in oven and hob with extractor, and comes with a fridge / freezer and washing machine included. A door leads to a smart ground floor Shower Room with a shower enclosure, wash hand basin and macerator WC.

Upstairs, 2 generous Bedrooms await – the Main Bedroom enjoys views over the village library and surrounding trees, with a charming stone fireplace and built-in storage, while the second Bedroom overlooks the garden. The landing provides access to the loft.

Outside, the east-facing rear garden is fully enclosed and low-maintenance, featuring stone chippings and a substantial garden shed.

Perfect as a first time home or cosy residence for a couple, this delightful property is sure to attract early interest.

Agents Notes

This property has undergone a number of thoughtful improvements by the current owner. These include the installation of a new front and back door, a fire safety-compliant window in the front bedroom, a new WC and new carpeting throughout. Upstairs features new bespoke internal doors, and the kitchen benefits from a newly fitted oven. New fencing has also been installed externally.

The sale includes all white goods, curtains and blinds.

Buyers will also be pleased to note that there is parquet flooring beneath the carpet in the dining area.

Council Tax Band

A - Torridge District Council

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Ground Floor
Floor area 34.7 sq.m. (373 sq.ft.)

First Floor
Floor area 24.4 sq.m. (263 sq.ft.)

Total floor area: 59.1 sq.m. (636 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Northam and take the right hand turning in the direction of Northam Square. The property will be found on your right hand side with a For Sale notice clearly displayed.

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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