



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Castle Street  
Northam  
Bideford  
Devon  
EX39 1AT

**Offers In the Region Of: £210,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



12 Castle Street, Northam, Bideford, Devon, EX39 1AT

A BEAUTIFULLY RENOVATED TERRACED HOME LOCATED IN THE HEART OF THE VILLAGE



- 2 Bedrooms (both with built-in storage)
- Peaceful setting within easy walking distance of pub, shops & local amenities
- Welcoming Living Room with wood burning stove
  - Versatile second Reception Room
- Bright Kitchen with twin Velux roof lights
- Contemporary ground floor Shower Room
- Enclosed courtyard garden with patio, low-maintenance finish & planting border



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## Changing Lifestyles

Having undergone significant renovation by the current owners, number 12 Castle Street is now presented to the market as a beautifully finished 2 Bedroom terraced home. Set on a popular and peaceful road right in the heart of the village, the property is only a short stroll from the local pub, shops and everyday amenities, making it an ideal location for both convenience and community.

Inside, the house offers stylish and versatile accommodation, beginning with a welcoming Living Room centred around a charming wood burning stove set into the chimney breast. Across the Hallway, a second Reception Room provides flexible space that could serve as a dining area, home office or hobby room to suit a variety of lifestyles. To the rear lies the impressive Kitchen, where a high ceiling and twin Velux roof lights create a bright and airy feel. The Kitchen is fitted with a selection of base units and includes a 2-ring gas hob and built-in oven together with space and provision for a washing machine. Adjoining the kitchen is a contemporary ground floor Shower Room, finished to a high standard and featuring a walk-in double shower, a low-level WC and a cabinet-mounted sink. Upstairs, the main Bedroom is generously sized and benefits from 2 built-in wardrobes and a front-facing double glazed window, while the second Bedroom, also a good size, has its own built-in cupboard and matching front aspect window.

To the rear, a fully enclosed courtyard garden offers a charming low-maintenance outdoor retreat, laid mainly to stone chippings with a patio seating area and a side border ready for fresh planting.

Currently operated as a successful Airbnb by the present owners, the property could continue as a holiday let investment or be enjoyed as a comfortable permanent home. With the distinct advantage of no onward chain, number 12 represents excellent value in a sought after location and an early viewing is highly recommended.

### Council Tax Band

A - Torridge District Council

### Agents Notes

The property has recently benefited from significant improvements, including a brand new slate roof, full electrical rewire, updated plumbing, new double glazing throughout and the installation of modern energy-efficient electric radiators.

The property was previously leasehold with an absent landlord, meaning no ground rent was ever charged and the freeholder could not be identified. When the current owner purchased, the title was converted to freehold, which is now registered as 'qualified' in case a landlord was ever to come forward. To provide peace of mind, an indemnity policy is already in place to cover this, and in practice it has not presented any issues. Buyers are, of course, advised to take their own legal advice.

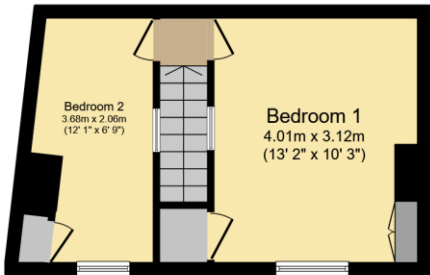
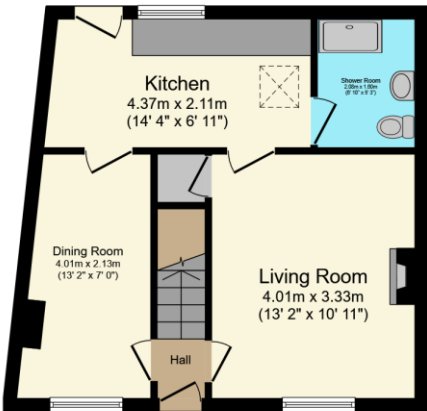


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Total floor area: 63.6 sq.m. (684 sq.ft.)

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](http://www.Propertybox.io)



## Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way. Take the second left hand turning and bear left onto Burrough Road. Park here and take the right hand turning on foot onto Castle Street. Number 12 will be found towards the bottom of the road on your left hand side.

## 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		90 B
69-80	C		
55-68	D	61 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.

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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