



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Clifton Terrace  
Northam  
Bideford  
Devon  
EX39 1EA

**Asking Price: £275,000 Freehold**



Changing Lifestyles

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

2 Clifton Terrace, Northam, Bideford, Devon, EX39 1EA

## A BEAUTIFULLY PRESENTED 3-STOREY CHARACTER HOME



- 2 Bedrooms (1 with sea glimpses)
- Superb Loft Room with 2 Velux windows
- Stunning 18'7 x 14'3 open-plan Living / Dining Room
- Cosy Sitting Room with wood burning stove
- Attractive Kitchen with flagstone flooring & fitted units
- Long, level rear garden with courtyard & shed
- Off-road parking space enjoyed by current owner



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## Overview

**This is a wonderful opportunity to acquire a highly individual and beautifully presented character property offering versatile living accommodation arranged over 3 floors.**

**What initially appears to be a charming, traditional home soon opens up to reveal unexpectedly impressive and wonderfully flexible living spaces, most notably the stunning, open-plan Living / Dining Room which measures an impressive 18'7 x 14'3 and lends itself perfectly to a wide range of uses, whether as a superb everyday living space or, perhaps, as a fabulous hobby room, studio, music room or creative space for those seeking something a little different. Complementing this is a separate and particularly cosy front Sitting Room which has recently been enhanced with the installation of a wood burning stove - ideal for creating a warm and inviting atmosphere on winter evenings. The attractive Kitchen sits between the 2 living areas and features flagstone flooring, fitted units and wooden work surfaces, providing a lovely blend of charm and practicality.**

**On the first floor there are 2 generously sized Bedrooms (1 of which enjoys views of the sea) along with a well-appointed Bathroom incorporating a bath with shower over, a WC and a pedestal wash basin.**

**The upper floor offers a superb Loft Room / Bedroom, a wonderful, spacious and light area with 2 Velux windows - perfect as an occasional bedroom, home office, studio or additional living space.**

**Outside, to the front of the property, a paved courtyard provides a delightful place to sit and relax, leading onto a surprisingly long, level garden laid to lawn - ideal for enjoying outdoor living, with a useful storage shed positioned at the far end. To the rear, there is an area providing parking for 1 vehicle which, although not on the deeds, has long been enjoyed by the current owners.**

**The current vendors have made a number of improvements during their ownership including a new boiler, replacement Velux windows to the living / dining room and a partial rewire.**

**With further items and furniture available by separate negotiation if desired, this truly is a rare and exciting opportunity to purchase a unique, characterful and versatile home, and viewing is highly recommended to fully appreciate the space, charm and individuality on offer.**

### Council Tax Band

B - Torridge District Council



Total floor area: 112.5 sq.m. (1,211 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)





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## Area Information

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. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

## Directions

From Bideford Quay proceed towards Northam. Upon reaching The Square, continue straight onto Diddywell Road passing the left hand turning for Morwenna Park Road to where Clifton Terrace will be situated a short distance on your right hand side. Number 2 clearly displays 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D	60 D	
39-54	E		
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1-20	G		

