



Bond
Oxborough
Phillips

Changing Lifestyles

2 Norman Terrace
Northam
Bideford
Devon
EX39 1DY

Asking Price: £240,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

2 Norman Terrace, Northam, Bideford, Devon, EX39 1DY

A HOME REQUIRING MODERNISATION



- 3 Bedrooms

- Spacious Lounge enjoying good natural light
- Kitchen with direct access out to the garden
 - Ground floor Bathroom
- Positioned within a short & convenient walk of Northam village centre
 - No onward chain
- Rear garden extending to approximately 25 metres in length & enjoying a high degree of privacy
- Additional wooded area providing a natural extension to the plot



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Positioned within a short and convenient walk of Northam village centre, this 3 Bedroom mid-terrace home presents an excellent opportunity for buyers seeking a property to modernise and create a home to their own taste. Offering well-proportioned accommodation and a generous plot, the property has clear potential throughout, with no onward chain.

The accommodation is arranged over 2 floors and briefly comprises a welcoming Entrance Hall leading through to a spacious Lounge, enjoying good natural light and fittings in place for a gas fire. To the rear, the Kitchen provides a functional footprint with direct access out to the garden, along with ample room for a dining area. A ground floor Bathroom is also in place, offering scope for updating to modern standards.

Upstairs, the first floor offers 3 Bedrooms, including a particularly generous principal room, along with 2 further bedrooms suitable for family use, guests or a home office.

Whilst the property would now benefit from comprehensive modernisation throughout, it does already enjoy the advantages of UPVC double glazing and a modern mains gas boiler, providing a solid base for improvement.

Externally, the rear garden is a standout feature, extending to approximately 25 metres in length and offering a high degree of privacy. The space is currently arranged with a mixture of patio and mature planting but offers excellent potential to landscape into a superb outdoor area. At the far end of the garden, a gate provides access into a wooded area which is included within the property and adds a unique and appealing natural extension to the plot.

On-street parking is available to the front, and the property is conveniently located for Northam's everyday amenities including a convenience store, cafés, pubs and schooling. The coastal resort of Westward Ho! and the charming fishing village of Appledore are both within a short drive or accessible via local transport links.

A property with clear potential in a popular and well-connected location.

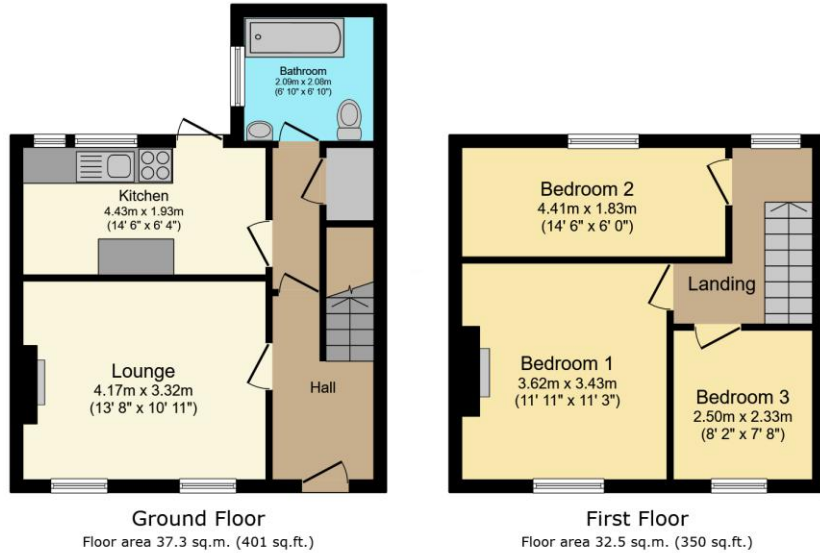
Council Tax Band

A - Torridge District Council

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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 inspector(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Northam Town Centre. Continue into the village before taking the right hand turning onto Diddywell Road. Proceed downhill taking the right hand turning into Ashfield Terrace. Find somewhere to park. 2 Norman Terrace is right, from the end of this road, on your left 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.

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