



Bond
Oxborough
Phillips

Changing Lifestyles

1A Cross Street
Northam
Bideford
Devon
EX39 1BS

Offers Over: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A UNIQUE INVESTMENT OPPORTUNITY



- A Ground Floor double-fronted retail shop & modernised 2 Bedroom apartment above
 - Shop with prominent window frontage occupying a central location
 - First & Second Floor Apartment with 2 Bedrooms (both En-suite), an open-plan Lounge & a fully fitted Kitchen / Dining area enjoying beautiful sea views
- Situated on a corner plot, the property enjoys excellent visibility & kerb appeal



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 a decent 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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A unique investment opportunity, featuring a double-fronted retail shop on the Ground Floor and a modernised 2 Bedroom apartment above.

Ground Floor Shop:

The shop boasts a prominent window frontage, creating a bright and open-plan retail space ideal for various businesses seeking a central location in this vibrant village. The premises also benefit from a Rear Utility / Store and a Cloakroom, providing practical amenities.

First & Second Floor Apartment:

The First Floor houses a spacious, fully modernised 2 Bedroom apartment, currently tenanted. The accommodation spans both the First and Second Floors, offering an open-plan Lounge, a fully fitted Kitchen and Dining area on the Top Floor, designed to take advantage of beautiful sea views. Both double Bedrooms, located on the First Floor, come with En-suite Shower Rooms, providing comfortable and private living spaces.

Prime Location:

Situated on a corner plot, the property enjoys excellent visibility and curb appeal, making it attractive to both business owners and potential tenants.

Investment Potential:

This property is being marketed as an investment opportunity, with vacant possession of the Ground Floor shop, suitable for an owner-occupier or as a rental with potential earnings of £6,000 PAX. The apartment above is currently let on an assured shorthold tenancy generating an income of £9,000 PAX.

Council Tax Band

A - Torridge District Council

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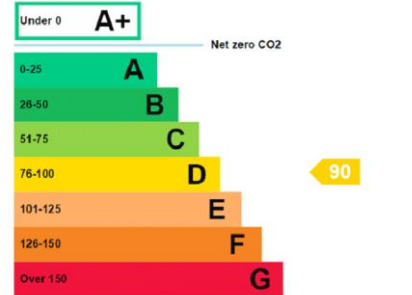
Have a property to sell or let?

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.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Directions

From Bideford Quay, proceed towards Northam passing Morrisons Supermarket on your right hand side and continue up the hill to the Heywood Road roundabout. Continue straight across, following signs for Northam / Westward Ho! / Appledore. Continue past the Durrant House Hotel on your right hand side and past the turning to Appledore also on your right hand side. Take the next right hand turning into Northam just after the War Memorial. Proceed down the hill and the property will be found on your right hand side, just after the second right hand turning onto Cross Street. Parking can be found in The Square or there is a free car park behind the Church, just off Tower Street / Lakenham Hill.

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.