



41 Cross Street
Northam, Bideford, Devon EX39 1BX

Price Guide: £325,000

HARDING & CO
ESTATE AGENTS & VALUERS

A virtually-detached 3-bedroom/2 reception room property, superbly situated near the centre of the village with off-road parking and south-facing garden. This home has been beautifully refurbished by the current owner and offers modern, naturally light & adaptable accommodation.

The property is positioned on a no-through road and within walking distance to all the village centre of Northam.

In addition to the property's own parking there is on-street parking available immediately to the front and Residents' Permit Parking available within 100 yards of the property in the neighbouring road of Windmill Lane (Car Park).

Northam village facilities include: A supermarket with post office, mewsagents, take-aways, a Primary School, a health & dental centre and a number of churches in the area.

Ground Floor

Sitting Room

16' x 11'6 (4.88m x 3.51m)

Dining Room

13' x 10'11 (3.96m x 3.33m)

Kitchen

12'11 x 10'4 (3.94m x 3.15m)

Bedroom 3

12' x 12' (3.66m x 3.66m)

Rear Lobby/Utility

16'6 x 5'2 (5.03m x 1.57m)

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

First Floor

Landing space – ideal for home office

Bedroom 1

16'11 x 11'11 (5.16m x 3.63m)

Plus **En-suite shower room**

Bedroom 2

12' x 11' (3.66m x 3.35m)

Outside: The rear garden to 41 is predominantly laid to concrete and is an easily maintained and fully enclosed south-facing space of 40' x 19' with soft borders with colourful planting and has provision for off-road parking if required – which is accessed from Burrough Road.

Services: All mains services are connected including gas central heating.

Council Tax Band: C

EPC: D

Directions: From Bideford Quay head towards Heywood Road roundabout, take the 2nd exit towards Appledore. Continue along road, go past the turning to Appledore

and take the next turning on your right into Fore Street, after a short distance turn right again into Cross Street and proceed to the end and cross the gap where Number 41 will be seen approximately a third of the way down on the right-hand side.





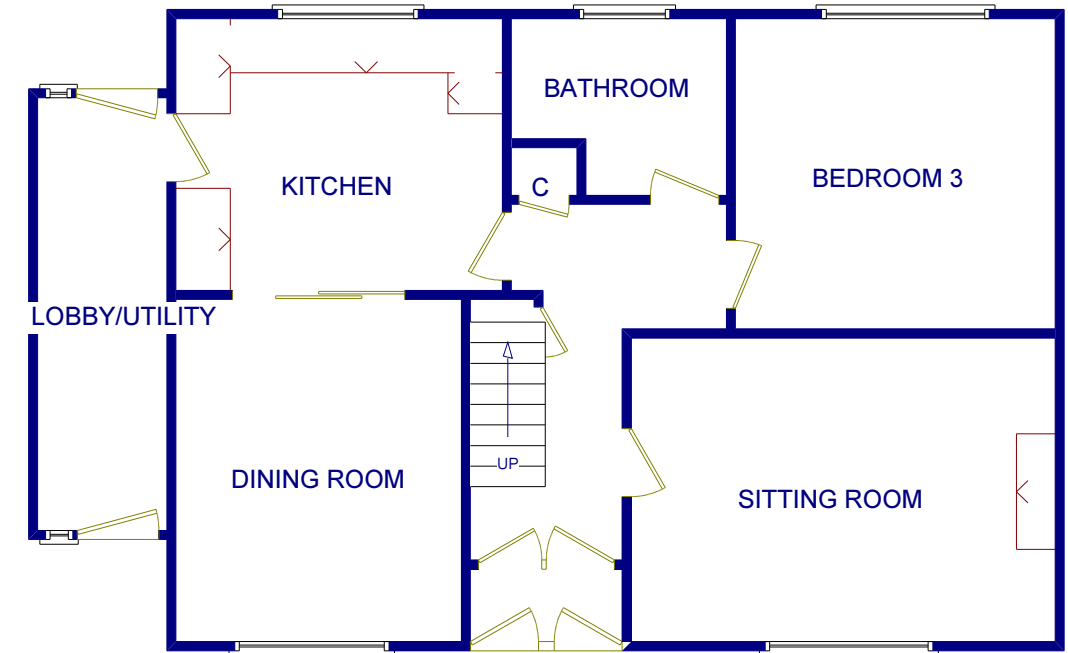
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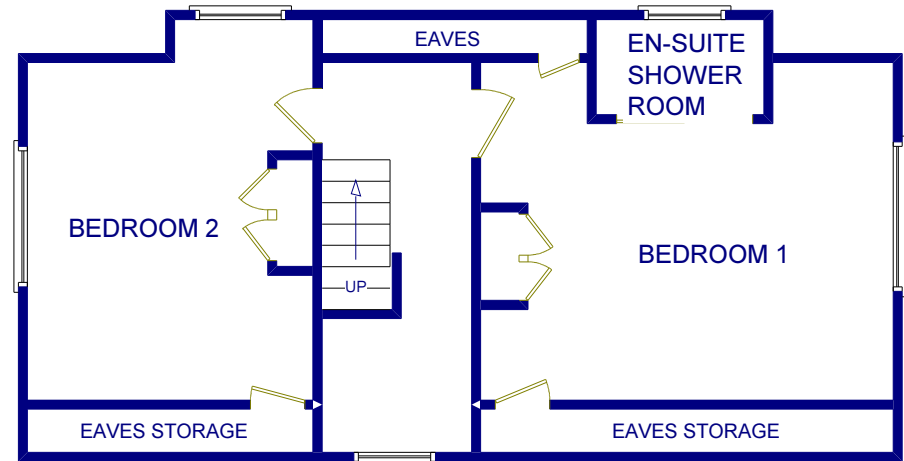
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IN
GROUND FLOOR



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

