



BRIGHTS
ESTATE AGENTS



5 SEARLE TERRACE, NORTHAM, BIDEFORD. EX39 1DD - GUIDE £229,950

Characterful mid terrace two bedroom cottage style property with superb elevated coastal views. The property has useful on road parking and is a short walk into the Northam village square which has numerous amenities available.



brightsofbideford.co.uk
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Occupying a convenient village position and within walking distance is the village centre which offers a selection of shops, Churches, coffee shop, pubs and a Library. The village also benefits from an indoor heated swimming pool complex as well as Junior and Infant Schools. Regular bus services commute to the nearby Port and Market town of Bideford (1 1/2 miles) and also the nearby seaside resort of Westward Ho! (1 1/2 miles) with its long sandy beach, miles of unspoilt cliffside walks and adjoining championship golf course.

SERVICES: All mains services. Gas fired central heating. uPVC double glazed windows.

AGENTS NOTE: On street parking is available, although other options can be found nearby, together with a Public Car Park at the entrance to Windmill Lane (100 Metres) or behind St Margarets Church off the Square.

COUNCIL TAX BAND: A.

DIRECTIONS TO FIND: From Bideford Quay travel towards the 'new bridge' roundabout, passing Morrisons on your right hand side. At the roundabout go straight on, signposted to Westward Ho! Northam and Appledore. At the Appledore slip road turn right and continue along past the swimming pool and just after the turning to Windmill Lane on your right, the cottage will be seen on your left-hand side, displaying the house number.

UPVC double glazed door into:

ENTRANCE PORCH: Attractive tessellated tiled flooring.

UPVC double glazed door into:

HALLWAY: Attractive tessellated tiled flooring, hanging space for cloaks and stairs to the first floor.

LIVING ROOM: 4.51m x 3.40m max Attractive bay window, fitted log burner with slate hearth, column style vertical radiator and laminate flooring.

KITCHEN/DINING ROOM: 6.22m x 3.55m max Fitted log burner with exposed stone and brickwork backing plus slate hearth. Working surface incorporating single drainer sink unit with tiled splash back, cooker, space for a washing machine and tumble dryer. Cupboards and drawers with fitted shelving and tiled flooring throughout. Skylight and UPVC double glazed French doors opening onto the rear garden with far reaching coastal views.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and fitted carpet. Built-in shelved cupboard.

BEDROOM ONE: 4.49m x 3.50m Decorative cast iron fireplace and exposed floorboards. Radiator.

BATHROOM: 2.86m x 2.28m Bath with shower over and fitted splash boarding. Wash basin sat on work surface with storage cupboards and drawers below. Low-level dual flush WC. White ladder style radiator and vinyl flooring.

BEDROOM TWO: 3.10m x 2.74m Superb views over Northam Burrows and onto Westward Ho! Beach. Radiator and fitted carpet.

OUTSIDE: To the front of the property is unrestricted on street parking. The property has two steps up to the front door being underneath an attractive tiled canopy. The **REAR GARDEN** can be accessed through the house or via a rear pedestrian gate. The Garden is relatively low maintenance having mature shrubs and trees with a patio area which enjoys fantastic coastal views. There is also a garden shed and an outside water tap.



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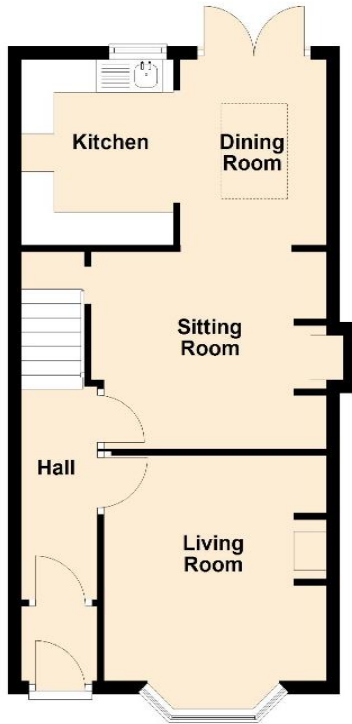


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Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 81.3 sq. metres (874.7 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has 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. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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