



BRIGHTS
ESTATE AGENTS



9 ST. MARGARET'S COURT, NORTHAM, BIDEFORD. EX39 1JW
GUIDE £255,000

Mid terrace three bed property within a quiet pedestrianised close on the door step of the local church and being a short walk to the Northam Square and the amenities on offer. The property has an open plan living/dining room with coastal views to the front.



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St. Margaret's Court is a pedestrianised collection of properties conveniently located on the door step of the local church and just 200 yards or so from Northam Village Square where there is a good choice of locally owned shops.

The village is well supported having its own Medical Centre, Dental Surgery, Library, indoor heated Swimming Pool complex, Public House, Churches plus Junior and Infants Schools. Regular bus services commute to the nearby Port and Market town of Bideford (2 miles) and the seaside resort of Westward Ho! (1 mile) with its long sandy beach and miles of unspoilt cliffside walks.

SERVICES: All mains connected. Central heating. Upvc double glazed windows and external doors.

COUNCIL TAX: Band C.

TENURE: Freehold.

AGENTS NOTE: There is the option to rent a parking space from the Northam council within the church carpark - cost to be confirmed.

DIRECTIONS TO FIND: From Bideford proceed to Northam village taking the turning right, just past the War Memorial, into Fore Street. Continue into the centre of the village (where the shops are) and follow the road around to the left, with the pedestrian entrance to St. Margaret's being shortly on your left with the property being within the terrace at the rear of the development.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into:

ENTRANCE PORCH: Fitted carpet and shelving. Door into:

OPEN PLAN LOUNGE DINING AREA: 7.67m x 4.98m Dual aspect room with central gas fire and tiled hearth. Two radiators and fitted carpet. UPVC double glazed door into the rear garden. Stairs to the first floor.

KITCHEN: 3.32m x 2.32m Working surface incorporating single drainer sink unit with tiled splashback. Gas cooker, cupboards and drawers with matching wall units. Space and plumbing for washing machine.

STAIRS AND FIRST FLOOR LANDING: Shelved airing cupboard housing hot water tank, hatched to loft space and fitted carpet.

BEDROOM ONE: 4.19m x 2.90m Fitted wardrobes and drawer unit. Radiator and carpet.

BEDROOM TWO: 3.40m x 3.11m Radiator and fitted carpet with fantastic far reaching Burrows and sea views.

SHOWER ROOM: Shower cubicle with splash boarding fitted, wash basin and WC combination unit. Ladder style electric radiator. Vinyl flooring and shelved storage cupboard.

BEDROOM THREE: 2.85m x 1.98m Radiator and fitted carpet.

OUTSIDE: The front of the property is approached over a shared pedestrian access having its own pathway to the front door with adjacent lawns. The **REAR GARDEN** can be accessed from the property or a pedestrian gate via the church carpark. Comprising a good size patio area with a raised level lawn and a garden shed. Cold water tap. There is also a **GARAGE** en bloc nearby with parking in front not far from the property.



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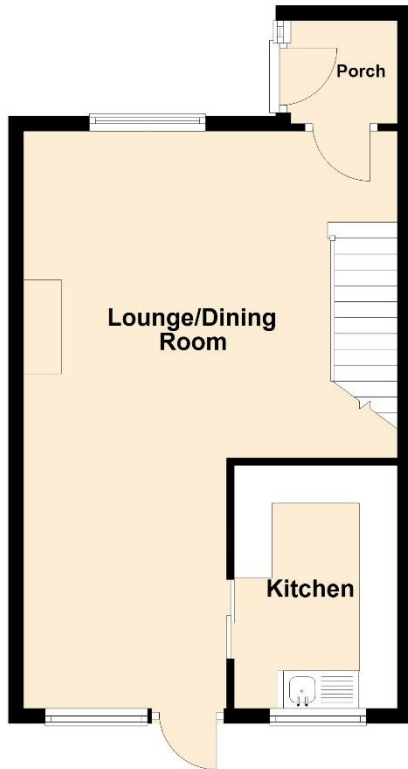


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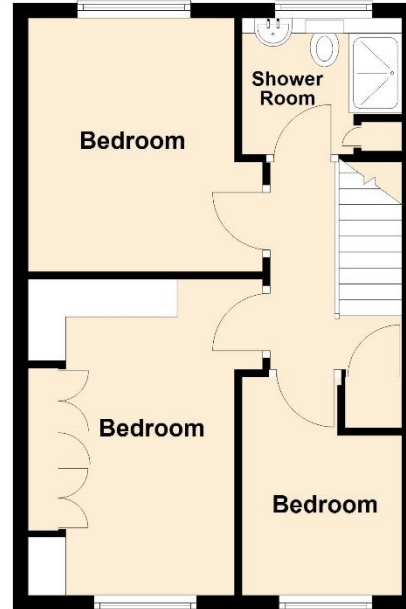
Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.2 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			89
C (69-80)			
D (55-68)		60	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC



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

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