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**OLD BARN COTTAGE, 25B CROSS STREET, NORTHAM,
BIDEFORD. EX39 1BS - GUIDE £140,000**

Quaint two bed cottage tucked away in a very quiet and secluded position not far from Northam Square. The property is accessed over a shared pedestrian walkway but has a fully enclosed front courtyard garden, open plan kitchen, dining/living room.



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Positioned close to the Northam village amenities including Medical Centre, Dental Surgery, Library, small selection of shops within the village square, coffee shop, two Restaurants, Pub and takeaways. Also nearby is an indoor swimming pool and leisure complex.

Northam has its own Junior and Infants School and is the home of the Royal North Devon Championship Golf Course. The seaside resort of Westward Ho! is within a mile or so with its long sandy beach and unspoilt Cliffside walks with regular bus services also commuting to the Port and Market town of Bideford (2 miles).

There is a small amount of unrestricted street parking within the vicinity and public car parks at the beginning of Windmill Lane (approx. 150m) and behind St Margarets Church (approx. 500m).

SERVICES: All mains connected. Gas fired central heating. UPVC double glazed.

COUNCIL TAX: Band A.

DIRECTIONS: From Bideford Quay travel towards the Torridge Bridge roundabout passing Morrisons supermarket on your right hand side. At the roundabout go straight on as signposted to Westward Ho! Northam and Appledore. Upon reaching the War Memorial at the top of the village turn right to the centre taking the second right into Cross Street, just before the church there is a pedestrian walkway where the property will be the last one positioned in the corner.

ACCOMMODATION (All measurements are approximate)

The property is approached via a pedestrian access shared with two other properties: This leads to a gate opening onto a front patio area with space for storage locker and bistro set.

SINGLE GLAZED DOOR INTO:

ENTRANCE PORCH: Laminate flooring and radiator.

LIVING ROOM: 4.32m x 3.20m Stairs to the first floor, laminate flooring and radiator. Attractive exposed stonework.

KITCHEN/DINER: 4.60m x 2.05m Working surface incorporating single drainer stainless steel sink unit with tiled splashback. Four ring electric hob with oven below, cupboards and drawers with matching wall units. Space and plumbing for washing machine, wall mounted Logic gas fired boiler. Radiator and laminate flooring.

STAIRS TO THE FIRST FLOOR LANDING: Fitted carpet and radiator.

BEDROOM ONE: 3.35m x 3.28m max Exposed beams and stonework. Radiator and fitted carpet.

BATHROOM: Bath with shower over, low level dual flush WC and wash basin. Mixture of tiled splashback and splash boarding. Radiator and vinyl flooring.

BEDROOM TWO: 2.38m x 2.06m Exposed beam, hatch to loft space, radiator and fitted carpet.



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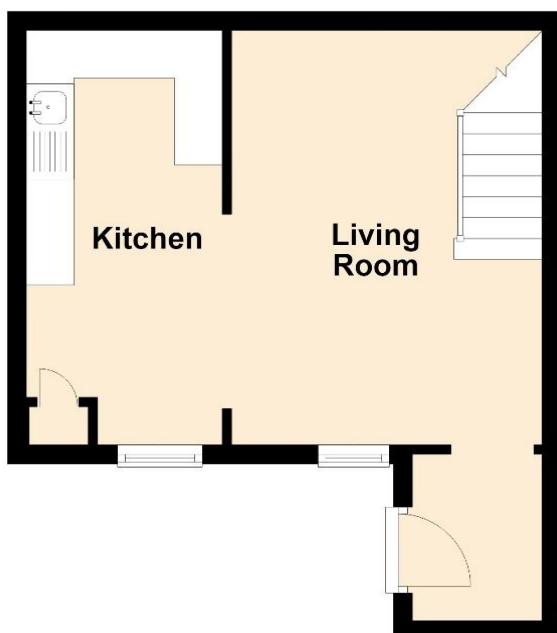
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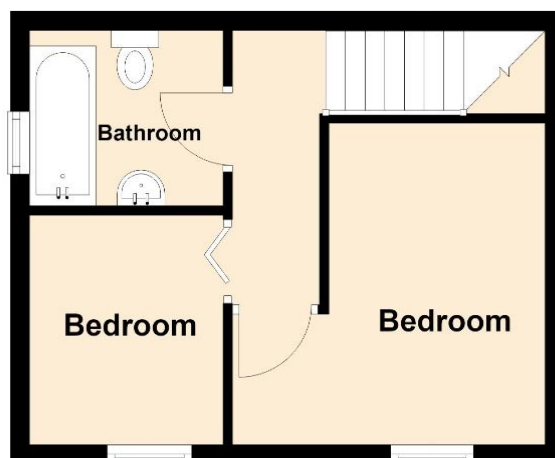
Ground Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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