



North Street, Northam, Bideford, Devon, EX39 1DH





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Offers In Excess Of £240,000

Having been thoroughly and painstakingly renovated by our clients, this cottage is more a 'labour of love' than a commercial refurbishment, such is the thought and attention to detail that has gone into breathing new life into this charming home. Full of character blended with tasteful contemporary styling, this cottage will appeal equally to the style conscious and the lover of period properties. The accommodation comprises of ENTRANCE DOOR opening to HALLWAY with flagstone floor, stairs to first floor and door off to SITTING ROOM, a bright yet cosy room with a magnificent brick and stone fireplace with inset woodburning stove and a double glazed window offering sea glimpses. The KITCHEN has been completely refurbished and the high quality fitted kitchen, finished in a tasteful sage green, has been cleverly designed to offer ample worktop and a range of well thought out storage solutions. There is a lovely and characterful painted stone archway / former fireplace now offering the perfect space to accommodate a Range cooker, whilst the ceramic sink is perfectly positioned by the window, overlooking the rear garden and the kitchen is completed with high quality ceramic floor tiles. From the kitchen there is a useful UTILITY ROOM with windows to two sides, door to garden, gas central heating boiler and space for appliances. On the FIRST FLOOR the landing gives access to the MASTER BEDROOM, a bright sunny room with character painted floorboards and two double glazed windows offering sea views, whilst the SECOND BEDROOM is a well proportioned room with window overlooking the rear garden. The FAMILY BATHROOM has been completely refurbished and now offers a stunning suite with roll top bath, sink and vanity unit, W/C and double glazed window.

To the OUTSIDE of the property, the FRONT offers a useful raised courtyard style garden, whilst to the REAR is a charming garden with pear, cherry and apple trees as well as a patio area adjacent to the house with characterful stone garden seat, steps up to a raised lawned garden at the end of which is a charming and useful stone/brick OUTBUILDING with electric and water and suitable for a range of uses and currently providing useful storage space.

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Stunning Character Cottage
Refurbished Throughout
Sea Views
Sought After Northam Location
Cosy Sitting Room With Wood Burner
Stunning Fitted Kitchen
Useful Utility Room
Master Bedroom With Sea Views
Second Bedroom Overlooking Rear Garden
New Bathroom With Roll Top Bath
Lovely Lawned Rear Garden
Useful Outbuilding



Entrance Porch

Entrance Hallway

Living Room

9' 11" x 12' 2" (3.02m x 3.71m)

Kitchen

12' 9" x 15' 11" (3.89m x 4.85m)

Utility Room

7' 7" x 6' 11" (2.31m x 2.11m)

Stairs To First Flooring Landing

Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m)

Bedroom Two

8' 2" x 11' 10" (2.49m x 3.61m)

Bathroom

Outside

To the front of the property, there is a useful raised courtyard style garden. Whilst to the rear, there is a charming garden with pear, cherry and apples trees and with a patio area adjacent to the house with characterful stone garden seat, steps up to a raised lawned garden at the end, of which is a charming and useful stone/brick OUTBUILDING with electric and water and is suitable for a range of uses and currently providing useful storage space.

SERVICES

Services: We understand all mains services are available.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

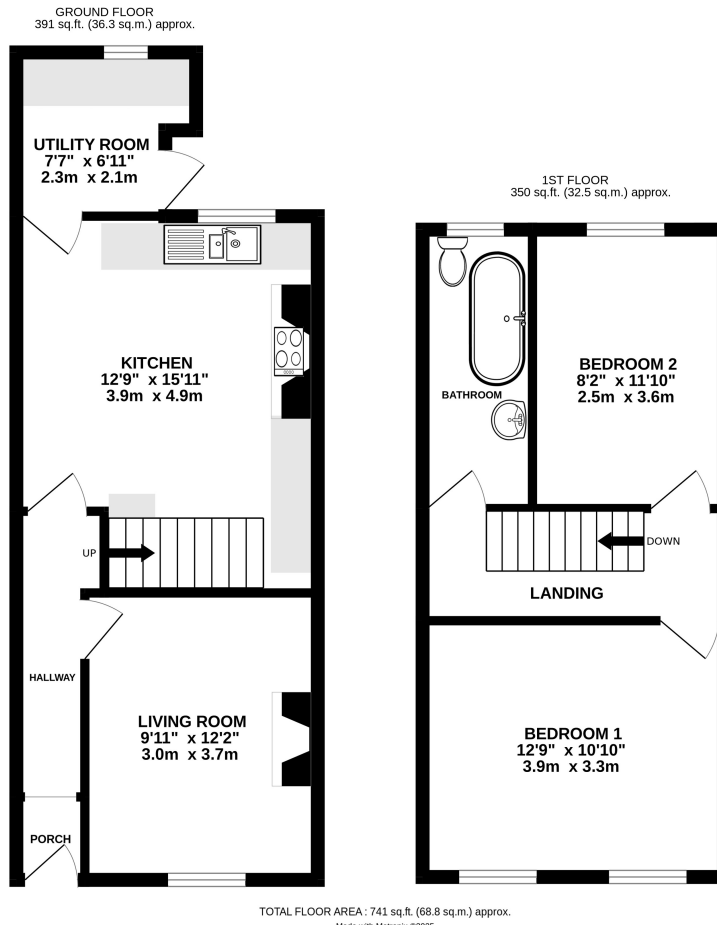
EPC Energy Rating: C.

DIRECTIONS

To locate, please follow Sat Nav reference EX39 1DH.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



