



10 King Alfred Crescent  
Northam, Bideford, Devon EX39 1UF

Price Guide £325,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

A superbly presented 3 bedroom semi-detached house with driveway, garage and lovely south facing rear garden within the popular village of Northam. The ground floor accommodation has been re-modelled and now features a fantastic open-plan kitchen/dining space – perfect for the modern family. Early viewing advised.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant, where a wide range of amenities and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and Cornwall.

## Accommodation comprises:

### Entrance Hall

### Cloakroom

### Kitchen/Diner

20' x 10'4 (24.4m x 3.15m)

### L-Shaped Lounge/Diner

17'6 x 10'3 max narrowing to 8'4  
(5.33m x 3.12m max to 2.54m)

### First Floor

### Bedroom 1

10'9 x 9'9 (3.33m x 3.03m)

### En-Suite

### Bedroom 2

9'5 x 9'2 (2.9m x 2.8m)

### Bedroom 3

10'10 x 6'2 (3.08m x 1.90m)

### Bathroom

7'3 x 6'2 (2.22m x 1.89m)

### Outside

To the front of the property is a driveway with parking for at least 2 cars.

### Garage

16'6 x 7'8 (5.07m x 2.40m)

Light and power. Up and over door and rear door to garden.

### Garden

Good size patio with raised lawn and artificial grass area for low maintenance. Raised pond. Timber building currently used as an office.

**Services:** All mains services. Gas fired central heating. uPVC double glazing.

### Maintenance

There is an annual grounds maintenance which is payable to Meadfleet Ltd which we understand is approx. £114.00 p.a.

**Council Tax Band:** C

**Energy Performance Rating:** C

**Directions:** From Bideford quay proceed towards the Heywood Road roundabout on the A39 and go straight across signposted Northam, Westward Ho! and Appledore. Take the right hand turn to Appledore and continue along until you see the swimming pool on your right. Take a right hand turn into Benson Drive. Follow the road and turn right into King Alfred Crescent. Take the first left and the No. 10 can be found on the right hand side.





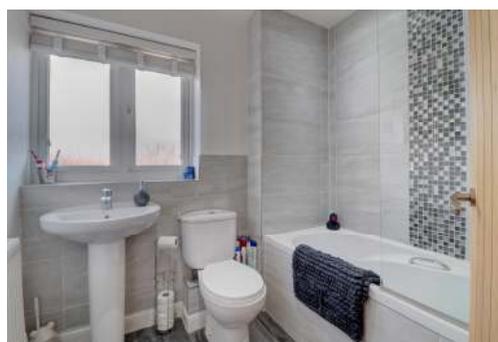
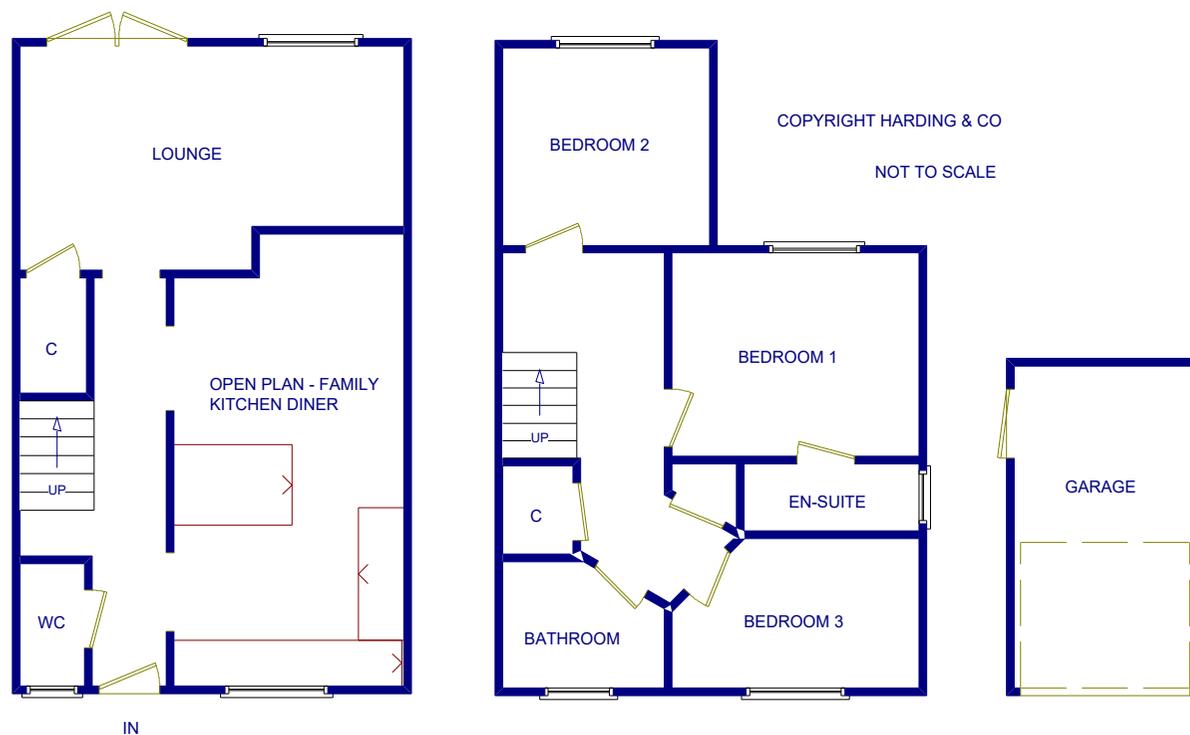
31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



**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.



