



Flat 2, 12 Fore Street  
Northam, Bideford, EX39 1AW

Guide Price: £184,995

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Located in the charming area of Northam, Flat 2 on Fore Street presents a splendid opportunity to acquire a beautifully appointed top floor flat. Boasting two well-proportioned bedrooms and a stylish shower room, making it an ideal choice for first time buyer or investors.

The property is presented to a very good standard throughout. One of the most delightful aspects of this flat is the distant sea views that can be enjoyed from nearly every room, especially from the spacious lounge, with it's feature fireplace and dual aspect windows. The remaining rooms comprise, a well-appointed kitchen and breakfast room, a shower room, handy utility cupboard/storage area in the hallway and private entrance area.

The property also benefits from private off-road parking, access to a generous communal garden, remainder of a 999-year lease.

This penthouse flat offers a unique blend of comfort, elegance, and stunning views in a sought-after location. Whether you are looking to settle down or seeking a delightful retreat, this property is sure to impress.

**Northam:** The village of Northam benefits from a good range of shops catering for day to day needs, library, Infant & Junior Schools, Health and Dental Centres, Leisure Centre, two public houses and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is 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.

**Outside:** As you approach the property, you are greeted by the property's off-road parking (solely for this property) To the rear of the driveway are communal bin/recycling store for the 6 apartments on Cross St & Fore St. The flat also benefits from the generous communal garden located close to the building's driveway.

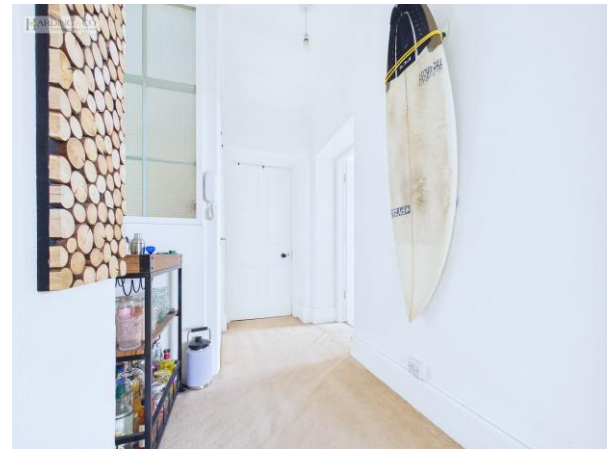
**Parking:** Private off-road parking for Flat 2 only. with room for two vehicles.

**Services:** All main services connected including full gas central heating.

**Lease Details:** Property to be sold with the remainder of its 999-year lease. £.... per month fee which contributes to buildings insurance, maintenance of communal areas and garden, ground rent & management fees (Peninsula Property Management)

**Energy Performance Rating:** D

**Council Tax Band:** A



**Directions:** From Bideford Quay proceed towards Northam passing the Durrant House Hotel and then the turning for Appledore on your right-hand side. Take the next right hand turning that takes you into Fore Street (which leads to the centre of the village). Number 12 is on the right just before you reach the town square.



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Bideford, Devon EX39 2PF

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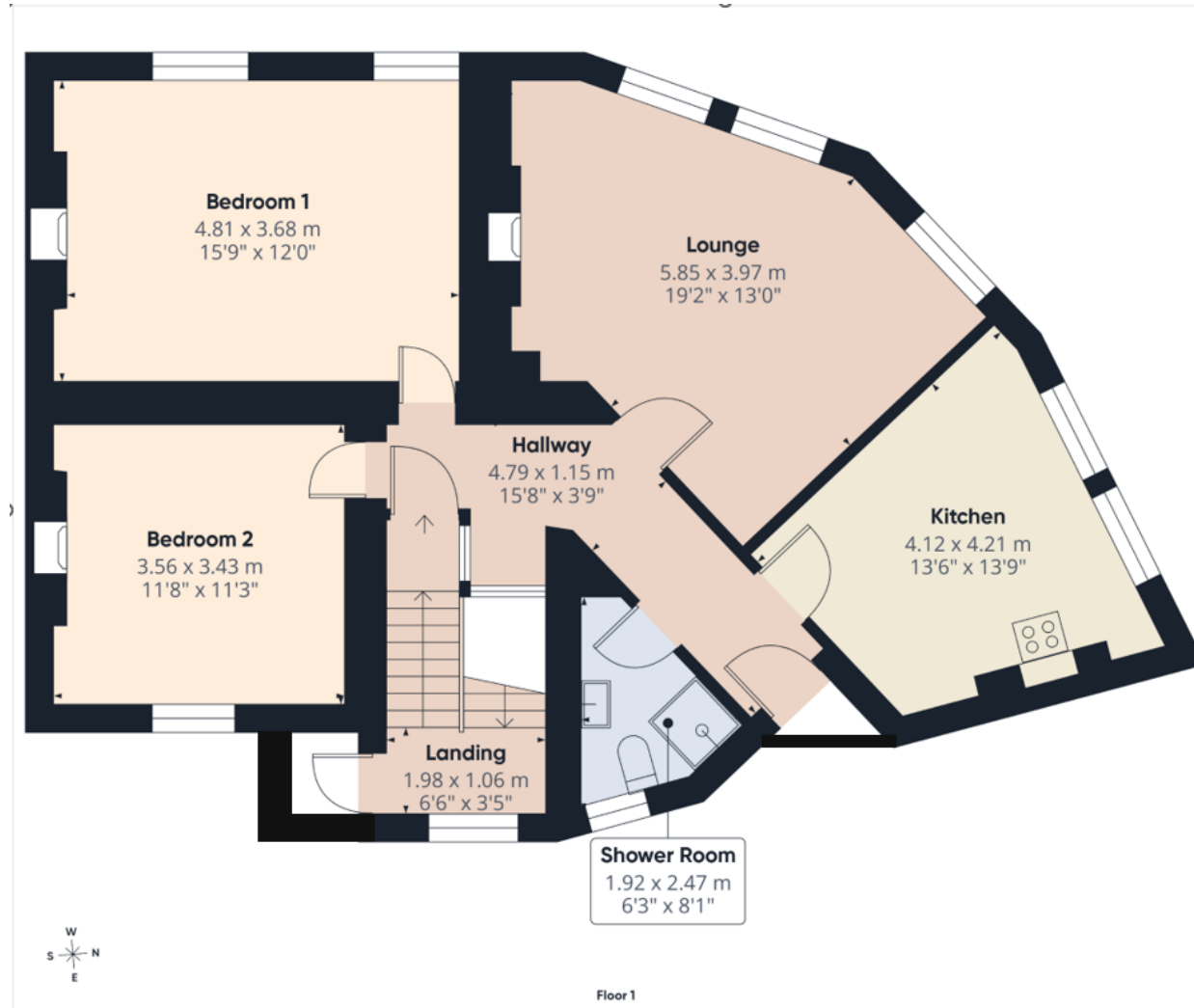
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The UK's number one property website



Approximate total area<sup>2</sup>  
79.1 m<sup>2</sup>  
851 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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