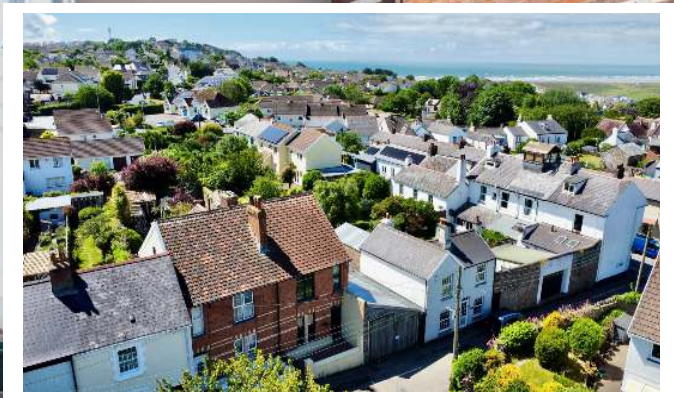




23 Castle Street
Northam, Bideford, Devon EX39 1AT

Price Guide: £299,950

Nestled on the charming Castle Street in Northam with on street parking, this elegant end of terrace house offers a delightful blend of period features and modern living. With two spacious reception rooms, the property boasts a light and airy interior that creates a welcoming atmosphere throughout.

The house comprises two generously sized double bedrooms, and a stylish first-floor bathroom which adds a touch of contemporary comfort, making daily routines a pleasure. Additionally, there is potential to convert the loft space into a third bedroom, subject to planning permission, providing an excellent opportunity for those looking to expand their living space.

One of the standout features of this property is the unusually large rear walled garden, which offers a private oasis for outdoor enjoyment. Whether you envision hosting summer barbecues or simply unwinding in a tranquil setting, this garden is sure to impress.

The village of Northam benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centre, 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 towns of Bideford, Appledore & Westward Ho!, 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.



Entrance Door to Hallway

Kitchen

10'7" (3.23m) x 8'5" (2.58)

Living/Dining Room

15'5" (3.62m) x 11'10" (4.71m)

Living Room

12'3" (3.76m) x 11'9" (3.60m)

Bedroom One

15'5" (4.70m) x 12'5" (3.80m)

Bedroom Two

11'4" (3.46m) x 11'3" (3.44m)

Bathroom

8'11" (2.73m) x 7'10" (2.40m)

Services

All main services connected.

Energy Performance Rating: D

Council Tax Band: B

Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Turn right into Fore Street, signposted Northam. Turn right into Lenards Road. Turn right at the first Cross Street into Castle Street where No.23 can be found on the right.





Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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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.

HB95 Ravensworth 01670 713330

