



5 Tower Street
Northam, Bideford, Devon EX39 1JL

Guide Price: £189,950

HARDING & CO
ESTATE AGENTS & VALUERS

Lovely South-Facing Garden and Patio!

A charming 2 bedroom mid-terrace property comprising of 2 bedrooms, a lounge with a feature fireplace & mantle, kitchen with a separate utility space and a downstairs bathroom. Benefitting from a private and fully enclosed south facing garden and patio with a useful storage shed/workshop.

Parking is available at car park adjoining St Margaret's Church which is behind the property. Permits are available and street parking is also possible close to the house.

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.



Porch
3'02 x 3'02 (0.92m x 0.92m)

Lounge
13'0 x 10'1 (3.96m x 3.05m)

Kitchen
9'10 x 7'08 (2.77m x 2.15m)

Bedroom One
11'6 x 10'0 (max) (3.53m x 3.048m (Max))

Bedroom Two
12'08 x 7'05 (3.68m x 2.14m)

Bathroom
5'10 x 6'04 (1.55m x 1.84m)

Services: Mains electric, water and drainage are connected.

Outside
The rear of the property is a sunny south facing courtyard & garden space, fully enclosed with a brick storage shed/workshop at the end of the garden.

Energy Performance Rating: TBC

Council Tax Band: A

Directions: From Bideford Quay proceed along Kingsley Road to Heywood Road Roundabout; take the second exit, straight across, signed Northam & Appledore. Follow this road uphill and turn right towards Northam Square. Once you have arrived at Northam Square, follow the road to the left, onto Tower Street and No.5 can be found on the left hand side.





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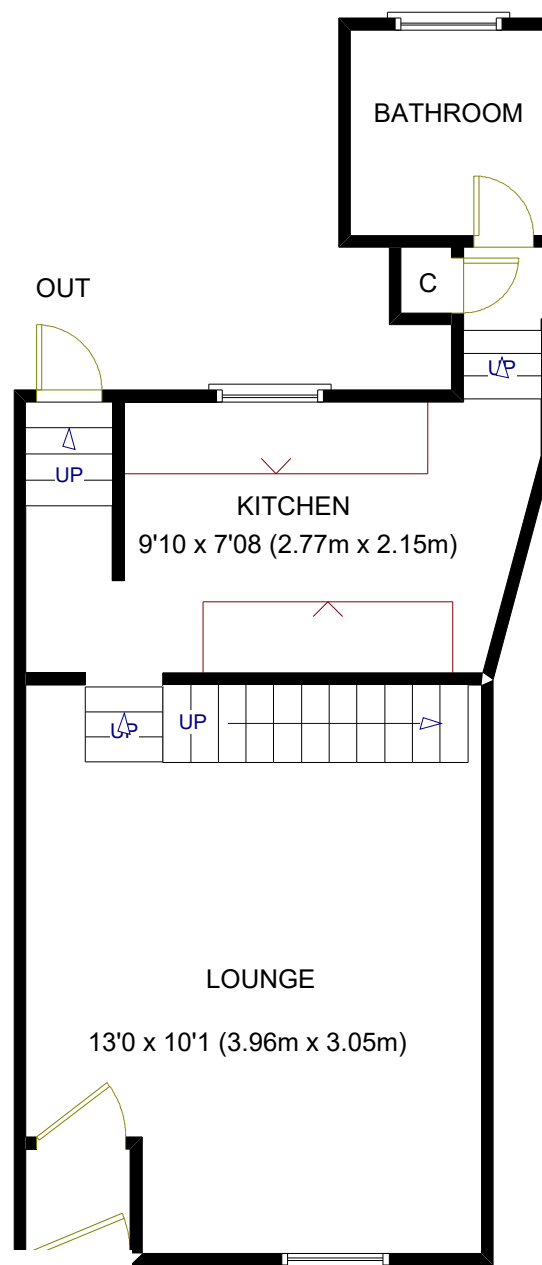
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also 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



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