



In need of complete modernisation a spacious 4 bedroom mid-terrace house situated close to the centre of town and with the distinct advantage of a garage at the rear. Early viewing strongly recommended.

**BLAK**  
PROPERTY

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**3 Northam Road, Bideford, Devon, EX39 5AG | Guide Price  
£200,000**



No 3 Northam Road is only a short level walk to Bideford Town centre and Quayside. Bideford benefits from a good range of local amenities schools banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is approximately 10 miles away.

Directions: From Bideford Quay proceed along Bridgeland Street and North Road, at the cross roads turn right, proceed straight over the mini roundabout where No 3 Northam Road will be seen on the left.

Entrance Porch: Mosaic floor, front door off

Entrance Hallway: Mosaic Flooring, staircase to first floor, understairs cupboard

Lounge/Diner: 24' 8" x 12' 6" (7.51m x 3.81m) Fireplace with gas fire, UPVC double glazed bay window and french doors off to the rear

Kitchen: 13' 9" x 9' 11" (4.19m x 3.02m) Fitted with a range of cream base and wall cupboards with inset 1 1/2 bowl stainless steel sink, inset hob and double oven, double radiator, Ideal mexico gas fired boiler feeding hot water and central heating, UPVC double glazed window and half glazed door off.

Utility room: 4' 4" x 4' 0" (1.32m x 1.22m) Plumbing for washing machine

Claokroom: 5' 9" x 4' 3" (1.75m x 1.29m) Low level WC and wash hand basin, radiator

First Floor Landing:

Lobby: Built in cupboard

Bedroom One: 12' 1" x 10' 5" (3.68m x 3.17m) UPVC double glazed bay window

Bedroom 2: 8' 10" x 6' 4" (2.69m x 1.93m) Radiator, UPVC double glazed window.

Bedroom Three: 12' 0" x 10' 1" (3.65m x 3.07m) Wash hand basin, UPVC double glazed window, radiator

Bedroom Four: 9' 1" x 8' 2" (2.77m x 2.49m) Wash hand basin, UPVC double glazed window, radiator

Bathroom: Fitted with a 3 piece white suite comprising modern panelled bath with Triton shower over, low level WC and wash hand basin, heated towel rail, UPVC double glazed window.

Outside: Frontage with steps up to the front door. Enclosed rear yard with rear access. Garage 19' x 10'9 Metal up and over door ,personal side door off, power connected

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