



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A well presented 2 Bedroom first floor apartment set within a superb location benefiting from countryside views, Garden and Parking Space



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24 Carnegie North, Northam, Bideford, Devon,
 EX39 3QH | Price £165,000

24 Carnegie North is situated within easy level walking distance of Northam village centre which offers everyday amenities and facilities as well as a doctors and dentist surgery. The property also benefits from countryside views to the front elevation. The apartment itself has two double bedroom accommodation as well as a lounge/dining room, fitted kitchen and a well appointed family Bathroom. The property also benefits from a parking space as well as there being visitors parking.

Northam is located well to take advantage of many nearby towns and villages. The village of Westward Ho! is approximately 1 mile distance which is well known for its long sandy beach and pebble ridge as well as Northam Burrows being the home of the Royal North Devon Championship Golf Course. The town centre of Bideford is approximately two miles distance and has a further comprehensive range of shopping facilities and amenities. There are other numerous places of interest nearby including the fishing villages of Appledore and Instow, Instow having excellent yachting and boating facilities. The regional centre of Barnstaple is approximately ten miles distance with easy access to the North Devon Link Road giving access to the M5 at Junction 27.

Directions to find:

From Bideford Quay proceed towards Northam going straight across Heywood Road Roundabout at the New Bridge and then continuing past the Durrant House Hotel into the dip and then taking the next turning on the right signposted to Appledore. Literally after you have taking this right turn, turn immediate right again into Clevelands Park. Proceed for approximately 200 yards to where you will see a left hand turn into Carnegie. There is ample parking within Carnegie. Carnegie North is the right block of apartments with number 24 being on the first floor.

The accommodation comprises: (All measurements are approximate)

Lounge/Diner 18'7" (5.66m) x 11'1" (3.38m): UPVC double glazed window and door, light oak laminate flooring, radiator with radiator cover

Kitchen 10'8" (3.25m) x 7'2" (2.18m): Fitted with a range of base and wall cupboards with stainless steel sink unit, plumbing for washing machine, UPVC double glazed window, gas fired boiler feeding hot water and central heating.

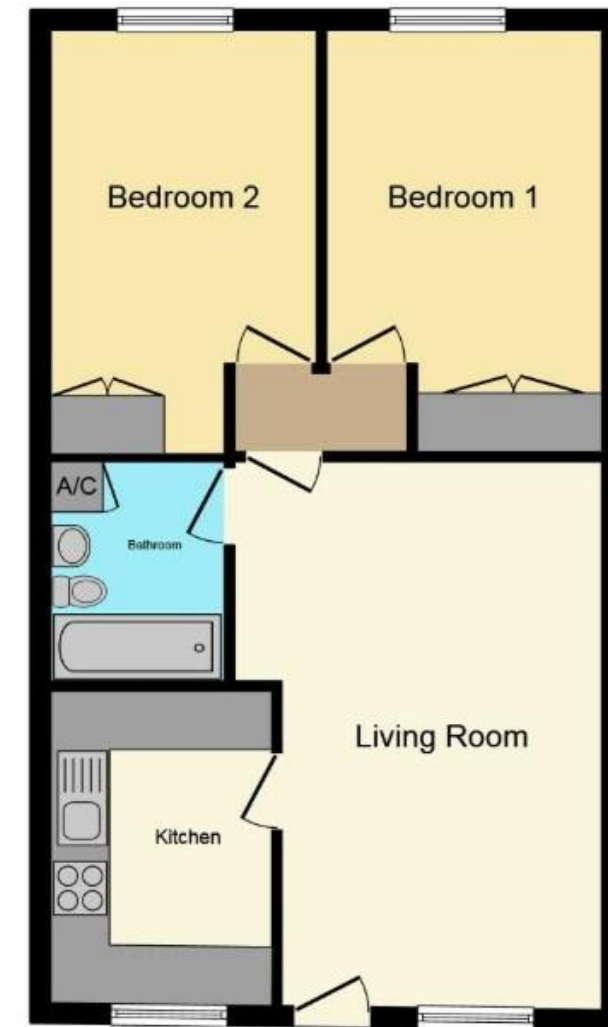
Inner Hall: Loft access, spotlights

Bedroom 1 12'7" (3.84m) x 8'10" (2.69m): UPVC double glazed window, radiator, double wardrobe

Bedroom 2 13'9" (4.19m) x 9'3" (2.82m): Double radiator, UPVC double glazed window, double wardrobe

Bathroom 10'5" (3.18m) x 5'8" (1.73m): Fitted with a three piece white suite comprising modern panelled bath with Triton electric shower over, wash hand basin and low level WC, Extractor, radiator

Outside: Allocated parking space for 1 car. To the rear is an elevated garden which is tiered and stocked with a comprehensive range of shrubs and plants



Floor Plan

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