

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Situated in the heart of this popular North Devon Village and available with no-ongoing chain a Gas Centrally heated 2 bedroom Cottage with a delightful cottage style Garden with pedestrian rear access



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11 Cross Street, Northam, Bideford, Devon,
 EX39 1BS | Price £165,000

Briefly the property offers: Entrance Porch, Lounge with woodburning Stove, Kitchen, Utility, First floor Landing, 1 double and 1 single Bedroom and Bathroom. Outside to the rear is a raised decking area and 50ft cottage style gardens stocked with a variety of mature shrubs and plants. Potting Shed/Summerhouse and Pedestrian rear access.

The village of Northam, and cross street especially has good bus links and provides easy access to Bideford and Barnstaple. The village centre offers a good range of local shops, social pubs and cafes with further useful amenities and facilities such as a swimming pool and gyms. Situated around the central square is a post office, small convenience shop, newsagents, a range of takeaways, together with nearby library, health centre, junior school and golf club. Westward Ho! a coastal resort famed for its golden sandy beach, is just over a mile away as is the quaint former fishing village of Appledore. It is a similar distance to the Quay Front in Bideford, a market town and port, which offers an excellent range of shopping facilities and amenities.

The village enjoys easy access to the A39 and A361 (North Devon link road) which provides links to the larger regional centre of Barnstaple, the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities. Barnstaple also has a wider range of amenities including banks, schools, a theatre, a cinema, a leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 42 miles in distance

The accommodation comprises: (All measurements are approximate)

Entrance Porch: Half glazed front door off

Lounge 17'9" (5.41m) x 10'6" (3.2m): 2 UPVC double glazed windows, fireplace with woodburning stove and slate hearth, wall light point, radiator

Kitchen 8'1" (2.46m) x 6'11" (2.11m): fitted with a range of base units with stainless steel sink, tiled splashbacking, extractor, heated towel rail, double glazed UPVC door off. Utility area with space for fridge freezer and plumbing for washing machine.

First Floor Landing: Loft access, smoke alarm, DampPro ventilation unit

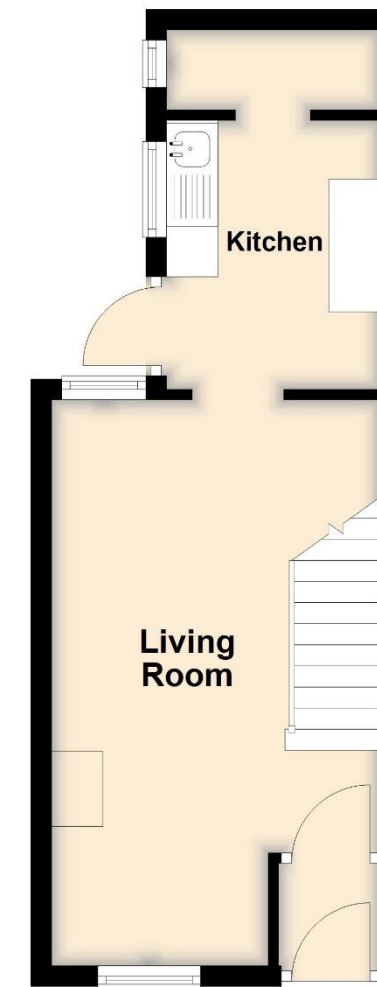
Bedroom 1 10'4" (3.15m) x 10'2" (3.1m): Built in wardrobe and cupboard over the stairs, UPVC double glazed window, radiator.

Bedroom 2 7'11" (2.41m) x 7'4" (2.24m): Vaillant gas fired boiler feeding hot water and central heating, UPVC double glazed window and single glazed window with wood frame, double radiator

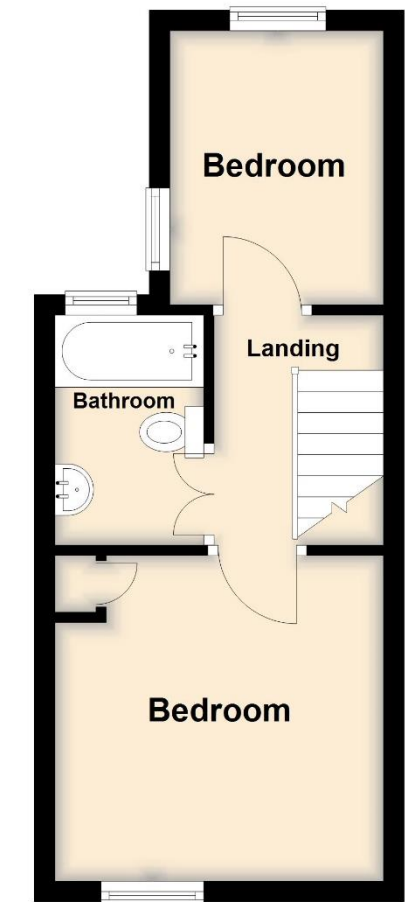
Bathroom 7'2" (2.18m) x 4'8" (1.42m): Fitted with a white 3 piece suite comprising modern panelled bath with thermostatic shower over with shower glass, wash hand basin and low level WC, heated towel rail, UPVC double glazed window, spotlight.

Outside: The gardens are a particular delight and feature with many mature shrubs and plants intersected by a winding concrete pathway. Lovely raised decking area. Summer house 8'6 x 6'5. The garden enjoys a most useful rear access.

Ground Floor
Approx. 25.0 sq. metres (269.6 sq. feet)



First Floor
Approx. 23.3 sq. metres (251.0 sq. feet)



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