



**32 FORE STREET, NORTHAM, EX39 1AW**

**£265,000**

A charming 3 bedroom cottage conveniently situated in the heart of Northam Village with all amenities on your doorstep. The property offers good-sized accommodation and retains much of its original character features, whilst also benefiting from gas central heating & uPVC double glazing.

Situated in the heart of Northam Village, this charming 3 bedroom cottage has been lovingly modernised by our current Vendors, whilst retaining oodles of original features throughout.

To the front of the property the lounge and dining room sit opposite each other both flooded with lots of natural light, whilst boasting beautiful original fireplaces.

Accessed from the lounge, the kitchen has been modernised with a breakfast bar, traditional Belfast sink and plenty of base & wall level units. A utility area and downstairs toilet make up the remainder of the ground floor.

Stairs rise to the first floor, where the main bedroom is very generous in size boasting original wooden floorboards and dipped doors whilst also benefiting from a cosy cupboard perfect for a make-up station. The further two bedrooms are also of a good size.

The main bathroom has been modernised and comprises a bath, WC & vanity basin. The undulating mosaic style tiles create a beautiful feature, whilst the sky light bathes the room in natural light from above.

The garden is set away from the property via a privately owned footpath. Head up the cobbled footpath and you are welcome by a gorgeous stone walled garden presented with a lawn and decked area, with the added bonus of a 14' workshop providing a great space to entertain from or for those with extra hobbies!

Parking is easily found in the Library car park or on nearby Lenards Road.

**Services:** All mains services are connected

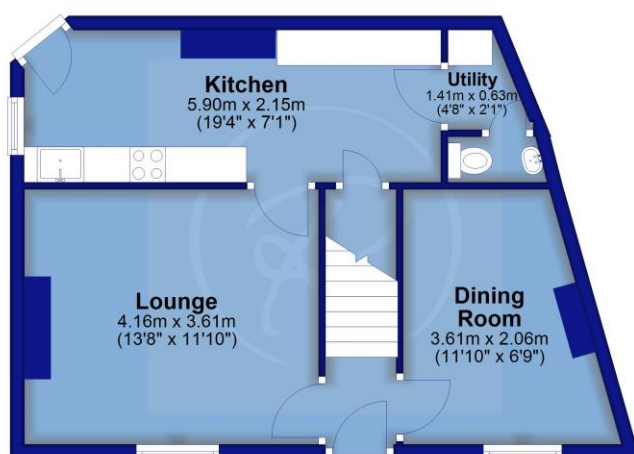
**Energy Performance Certificate:** D(55)

**Council Tax:** BAND B (£1,944.68 per annum)



### Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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