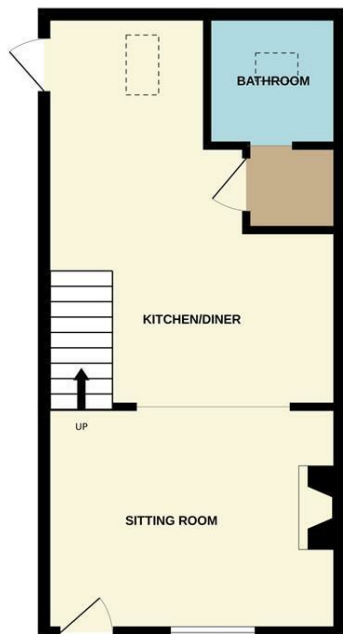
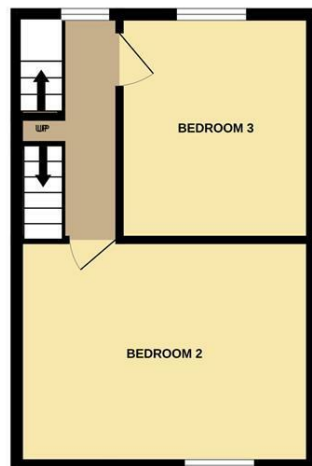


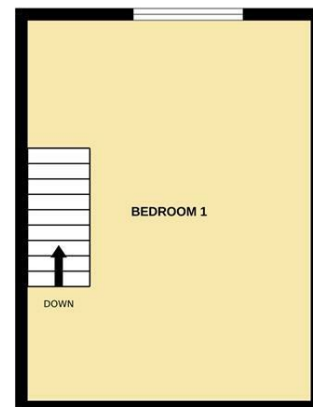
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Period Property with Coastal Views

26 Cross Street, Northam, Bideford, EX39 1BS

Guide Price

**£225,000**

- Mid-Terraced Character Cottage
- Well-Presented Accommodation
- 4 Piece Bathroom Suite
- Superb Coastal Views
- PVC Double Glazing
- Popular Village Location
- 3 Double Bedrooms
- Gas Fired Radiator Central Heating
- Must be Seen!

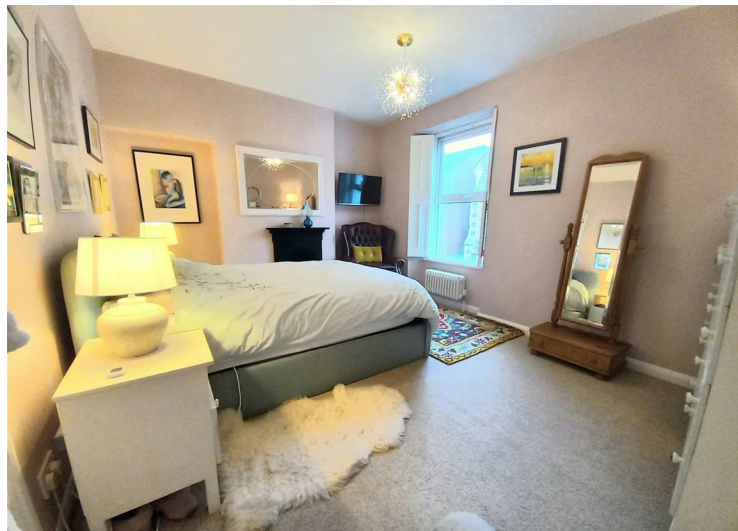
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Call 01237 879797

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## Room list:

### Living Room

4.27m x 3.25m (14' x 10'8")

### Kitchen/Diner

overall 5.64m x 4.27m (overall 18'6" x 14')

### Ground Floor Bathroom

### Bedroom 1

5.69m maximum x 4.11m maximum  
(18'8" maximum x 13'6" maximum)

### Bedroom 2

4.19m x 3.30m (13'9" x 10'10")

### Attic Room

3.28m x 2.84m (10'9" x 9'4")

## Outside

The property fronts directly onto Cross Street, where limited parking is available. Additional unrestricted on-road parking can be found nearby, or within the village car park, where permits are available at approximately £1 per day. To the rear of the property is a small, enclosed courtyard.



Boasting a wealth of charm and character, this well-presented period property offers PVC double-glazed, and gas-fired centrally heated accommodation arranged over three storeys. From the rear, the property enjoys panoramic views across Northam Burrows and out to sea towards Lundy Island. Cross Street is conveniently located just a short, level walk from the village centre and its amenities. The ground floor provides generous open-plan living space, while the upper floors offer well-proportioned bedrooms and an attic room. The selling agents are delighted to offer this competitively priced property to the market, and early internal viewing is strongly encouraged to avoid disappointment.

Briefly, the accommodation comprises a warm and welcoming sitting room to the front of the property, featuring a fireplace with a wood-burning stove. An archway leads through to a dining area, which in turn provides open access to a well-equipped kitchen with a door opening onto the rear courtyard. The ground floor also benefits from a well-appointed bathroom fitted with a four-piece suite. On the first floor, the landing gives access to two double bedrooms - one with a fireplace and the other with a wood-burning stove. A further staircase leads to the second floor, where an attic room is located, boasting a vaulted ceiling and panoramic views over Northam Burrows and out to sea.

Northam is a highly popular Torridgeside village, offering many everyday amenities - most of which are within a short, level walk - including a range of shops, village inns, medical facilities, places of worship, primary schooling, and access to the delightful Northam Burrows. Approximately five minutes' drive away is the working port and market town of Bideford, situated on the banks of the River Torridge, which provides a wider range of amenities along with schooling for all ages. Nearby is the former fishing village of Appledore, renowned for its quaint narrow streets and quayside, while the coastal village of Westward Ho!, with its long sandy beach, is close at hand. Barnstaple, North Devon's regional centre, offering the area's main shopping, business, and commercial facilities, is approximately a 25-minute drive away.

## Services

All Mains Services Available

## Council Tax band

B

## EPC Rating - TBA

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797

