



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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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Guide Price

**House With Great Scope**  
28 Castle Street, Northam, Bideford, EX39 1AT

**£235,000**

- 2 Double Bedroom House
- Large Rear Gardens
- Excellent Location
- In Need Of Modernisation
- Spacious Inside & Out
- No Onward Chain
- MUST VIEW!

**Directions**

Heading out of town passing over Haywood roundabout Towards Northam, Appledore and Westward Ho! Take the right turning signpost, Appledore into Churchill Way. Then the second left onto Burrough Lane and then left into Castle Street where the property is situated at the far on the right-hand side.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Lobby

### Kitchen Diner

5.17 x 3.38 (16'11" x 11'1" )

### Lounge

3.42 x 5.14 (11'2" x 16'10" )

### Utility Room

3.89 x 1.54 (12'9" x 5'0" )

### Sun Room

3.44 x 1.63 (11'3" x 5'4" )

### First Floor Landing

### Bedroom 1

5.13 x 3.63 (16'9" x 11'10" )

### Bedroom 2

3.42 x 3.38 (11'2" x 11'1" )

### Bathroom

1.89 x 1.80 (6'2" x 5'10" )

## Overview

A deceptively spacious double fronted two bedroom end terrace cottage in need of some modernisation, but with tremendous scope. The property is well located on the edge of Northam within easy walking distance to Northam Square which has a plethora of amenities including shop, restaurant, pub and place of worship.

The property is a perfect first time or investment purchase and with some renovation work would make an excellent home. The property has a large garden perfect for those of you who are more green fingered garden enthusiasts. The garden is very sunny and fully enclosed which is perfect for your furry friends.

One step inside the property there is a small entrance lobby which gives way to the kitchen dining room. The kitchen has a range of built-in storage cupboards and plenty of worktop space. The room is open plan and would make for a nice social and entertaining kitchen. The lounge is a particularly good size with plenty of seating space for all the family.

Upstairs there are two spacious double bedrooms and the family bathroom. Both rooms are double bedroom proportions and the principal bedroom has plenty of space for large furniture or a desk for those of you looking to work from home.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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



## Outside

Outside is where this property really excels further with a large garden with a range of green shrubs, trees and borders. There's plenty of spots to sit out and enjoy the days sunlight, perfect for alfresco dining or entertaining the family at a summers BBQ.

There is potential scope to create access to further parking if needed at the rear of the property's garden. As it stands, there is a handy block built shed with power and light connected.

The property benefits from all mains connected services which include mains electric, water, and sewerage. The property has superfast broadband availability. It would also make for a excellent holiday let for more information on this and projections, please don't hesitate to contact the team.

