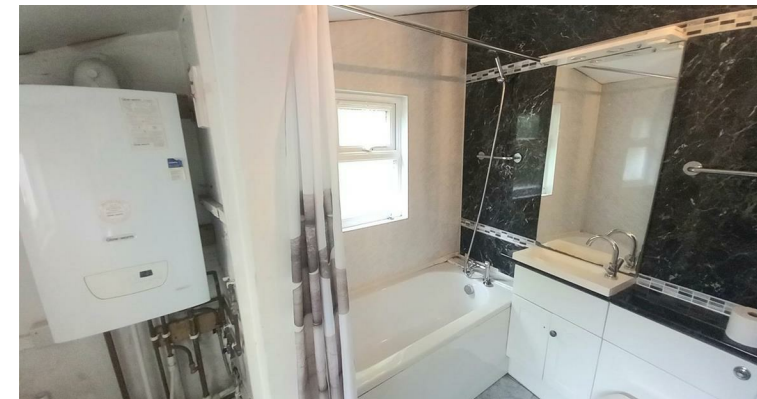


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**Quaint and Quirky Cottage**  
8a Cross Street, Northam, Bideford, EX39 1BS

Guide Price

**£170,000**

- Mid Terraced Period Cottage
- PVC Double Glazing
- Level Access to Amenities
- 2 Bedrooms
- Gas Radiator Central Heating
- Inspection Advised
- 2 Reception Rooms
- Enclosed Rear Garden
- No Onward Sales Chain!!

**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:

**Sitting Room**  
4.57m x 4.04m (15' x 13'3")

**Dining Room**  
4.04m x 2.92m (13'3" x 9'7")

**Kitchen**  
2.44m x 2.34m (8' x 7'8")

**Bathroom**  
2.34m x 1.73m (7'8" x 5'8")

**Bedroom 1**  
4.04m x 3.35m (13'3" x 11')

**Bedroom 2**  
4.04m x 2.95m (13'3" x 9'8")

## Overview

8a Cross Street is a deceptively spacious quaint and quirky period cottage, centrally set within this highly sought after North Devon village. The 2 storey accommodation, which has a wealth of charm and character, boasts PVC double glazing and gas central heating, and is set just a short level walk from the village square and its amenities. Available to the market with no onward sales chain, an early viewing appointment is advised to avoid disappointment!!

Briefly, the accommodation provides a cosy sitting room with a feature fireplace, window seat, beamed ceiling, and a staircase to the first floor accommodation. Beyond the sitting room is a dining room, again with a feature fireplace, which leads to the kitchen, having fitted units with some integral appliances, and this room gives access to a bathroom with a 3 piece suite, along with space and plumbing for a washing machine, and the gas boiler for the hot water and central heating systems. To the first floor are 2 double bedrooms, one with a vaulted ceiling and exposed 'A' frames, and integral wardrobe.

Northam is a highly popular Torridgeside village offering many everyday amenities, including a range of shops, village inns, medical facilities, places of worship, primary schooling, and access to the delightful Northam Burrows. Nearby, approximately five minutes' drive away, is the working port and market town of Bideford, situated on the banks of the River Torridge, which offers a wider selection of everyday amenities together with schooling for all ages. Also close by 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 within easy reach and accessible via a level walk. Barnstaple, North Devon's regional centre, offering the area's main shopping, business, and commercial facilities, is approximately 25 minutes' drive away.

## Outside

On road parking is available in the vicinity. To the rear is an enclosed garden, which affords a high degree of privacy, being predominantly gravelled for ease of maintenance, and with flower borders, mature shrubs, bushes etc

## Services

All Mains Services Available

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

