



1 Northcott Gardens, Bideford, EX39 1EF

Guide price £350,000

A rare opportunity to purchase an extremely light and spacious 5 bedroom (one en-suite) semi-detached family house with sunny gardens, garage and sea views - all within close proximity to the facilities of the popular Northam.

The property is presented in excellent order throughout and has been extremely well maintained by the same owners for some considerable time. There are modern kitchen and bathroom facilities, double glazing, modern gas central heating and plenty of off-road parking.

Viewing is strongly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Invicta House, The Pill, Kingsley Road  
 Bideford, Devon EX39 2PF  
**t:** 01237 476544  
**f:** 01237 422722  
**e:** [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)  
[www.hardingresidential.com](http://www.hardingresidential.com)

HB95 Ravensworth 01670 713330



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

