



Northcote, 4 Admirals Court, Northam, Devon, EX39 1SX  
Guide Price £329,950



# Northcote, 4 Admirals Court, Northam, Devon, EX39 1SX

A substantial and spacious 3 / 4 bed (master en-suite) detached bungalow with a double garage and off-road parking. The bungalow is well presented through out and although it would benefit from some updating the property offers further scope for improvement. The property occupies a generous plot and is situated at the end of a quiet cul de sac location within walking distance to Northam Square taking full advantage of the local amenities and public transport. This bungalow is offered with No Onward Chain and viewing is highly recommended.

- Detached 3 / 4 Bed (master En suite) Bungalow
- Double Garage & Off-Road Parking
- Cul De Sac Location
- Conservatory
- Mature & Beautifully Maintained Gardens
- Offers Great Potential
- Gas Central Heating
- Modern Kitchen
- No Onward Chain
- Viewing Highly Recommended

Part glazed main entrance door into: **Entrance Hall**, spacious split-level entrance hall with door leading to all rooms. Window to side overlooking the attractive garden. Useful airing cupboard with slatted shelves, radiator. Cloakroom WC and loft hatch. Door to:

**Study/Bedroom 4:** A large double aspect double bedroom with useful storage cupboard housing the Ferroli gas boiler. Wood effect vinyl flooring.

**Lounge/Dining Room:** A bright spacious triple aspect room with double doors leading into the conservatory. The Living Area opens to the Dining Area with a gas flame effect fireplace with ornate surround and slate hearth.

**Conservatory:** A lovely room enjoying a pleasant outlook across the beautifully maintained mature rear garden. Tile effect vinyl flooring and radiator. Access to garden.

**Kitchen:** Comprising a good range of modern white fronted base and eye-level units with chrome handles. Integrated oven and hob with extractor hood over. Tiled splash back, stainless steel sink





with chrome mixer tap, double glazed window overlooking the attractive garden. Archway opens to:

**Utility Room:** Space for appliances, roll edge work surfaces, tiled splash back, stainless steel sink with mixer taps. Stable door gives access to the garden.

**Bedroom 1:** A large double bedroom with double glazed windows to front, T.V point. Door to:

**En-suite Shower Room:** Comprises a low flush WC, wash hand basin with chrome taps. Single shower unit, part tiled walls and vinyl flooring.

**Bedroom 2:** A large double bedroom with double glazed windows to front.

**Wet Room:** Comprises a low flush WC, pedestal wash hand basin with chrome taps. Shower, part tiled walls, frosted double glazed window to rear. Radiator.

**Bedroom 3:** A good size double bedroom with a pleasant outlook over the attractive rear garden. Telephone point. Radiator.

**Outside:** To the front of the property is a driveway providing off road parking for several vehicles. **Double Garage** with electric up and over door and light and power connected.

To the rear is a beautifully maintained, enclosed private garden that surrounds the property and enjoys a wide range of attractive flower and shrub borders. Side Access.

**General:**

**Council Tax:** Band E

**Tenure:** Freehold

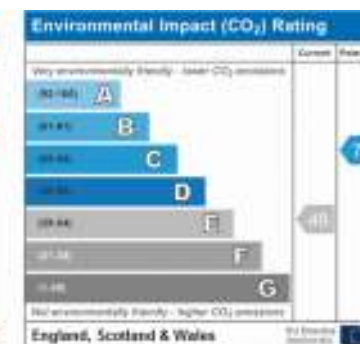
**Services:** All mains services connected

**Directions:** From Seldons Quayside offices, proceed to the A39 Heywood Road roundabout and take the second exit towards Northam & Appledore. Turn Right sign posted Appledore and proceed for a short distance and take a sharp left turn on to North Street and continue on this road bearing around to the right. Turn right in to Admirals Court where the property will be found on the right hand side at the end of the cul de sac.





**TOTAL APPROX. FLOOR AREA: 150 SQ. FT. (13.7 SQ. M.)**  
 All room measurements are to be taken to the nearest 1/4 inch (6mm) and are approximate only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Seldons Estate Agents, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. S514



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