



12 Fairlea Crescent, Northam, Devon EX39 1BD
Guide Price £290,000



12 Fairlea Crescent, Northam, Devon, EX39 1BD

A beautifully presented 3 bed detached bungalow with garage and off road parking for several vehicles. The bungalow is positioned on a very generous plot and situated off one of the most desirable locations in Northam. The property enjoys a beautifully maintained south facing rear garden with a wide range of mature flower and shrub borders and patio seating areas. The bungalow also benefits from UPVC double glazing, gas central heating, modern kitchen and shower room and conservatory. Viewing highly recommended.

- 3 Bed Detached Bungalow
- Garage & Parking
- South Facing Rear Garden
- Generous Plot
- Conservatory
- Desirable Location
- Modern Kitchen & Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Viewing Highly Recommended

UPVC double glazed entrance door into Entrance Porch: With uPVC double glazed windows to front and side. Frosted double glazed door into Entrance Hall with doors leading to all rooms. Two large storage cupboards and radiator. Airing Cupboard with slatted shelves and access to loft.

Living/Dining Room: A large bright double aspect room with gas flame effect fireplace with ornate marble effect surround and uPVC double glazed window overlooking the attractive front garden. From the **Dining Area** uPVC double glazed double doors lead into the conservatory.

Conservatory: Enjoying a lovely outlook across the beautifully maintained rear garden. Tiled floor, radiator and double sliding doors leading out onto the patio seating area.

Kitchen: A stylish modern kitchen comprises a good range of eye-level and base cream fronted units with stainless steel handles, roll edge work surfaces with tiled splashbacks. Integrated under-counter fridge and slimline dishwasher, stainless steel sink with mixer taps and integrated oven and hob with extractor hood over. Tile effect vinyl floor, uPVC double glazed door leads to the utility room.



Utility Room: Has a pleasant outlook across the rear garden. Roll edge work surfaces and space for appliances. Tiled Flooring.

Bedroom 1: A large double bedroom with a lovely outlook across the attractive front garden and driveway. Built-in wardrobe and radiator.

Bedroom 2: A good size double bedroom with views across the beautifully maintained rear garden. Built-in wardrobe and radiator.

Shower Room: Comprises a modern suite with a low flush w/c, wash hand basin with mixer taps and storage cupboards under. Large stainless-steel shower unit, tiled walls, vinyl flooring, heated chrome ladder and frosted uPVC double glazed window to rear.

Bedroom 3: A good size single room enjoying a pleasant outlook across the front garden and driveway. Built-in wardrobe.

Outside: To the rear of the property is a beautifully maintained south facing garden with a wide range of mature shrub and flower borders, large patio seating area and a feature sun decking area with a swing seat. Two storage sheds and a greenhouse. Useful outside w/c.

Single Garage with light and power and light, overhead storage and side access.

To the front is a gated entrance. Attractive and well-maintained garden with a wide range of mature flower and shrub borders. A tarmac driveway provides off road parking for at least two cars. Steps lead up to the front door.

SERVICES: All main services are connected. Gas central heating.

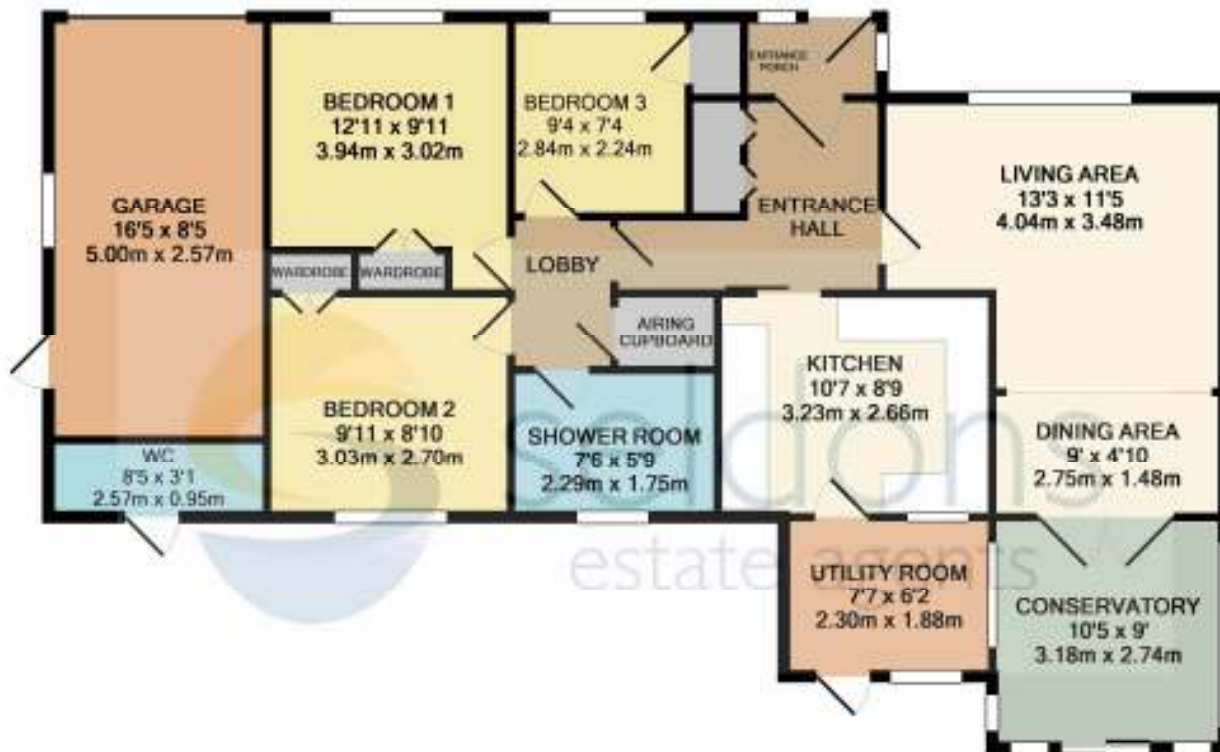
COUNCIL TAX: Band D

Tenure: Freehold

EPC:

DIRECTIONS: From Bideford Quay proceed towards Northam and turn left in to Bay View Road. Proceed for a short distance passing Northam Surgery on the right and turn left in to Fairlea Crescent where the property will be found on the left.





EPC TBC

TOTAL APPROX. FLOOR AREA 574 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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