



2 FOX HILL, NORTHAM, EX39 1BN

£265,000

A well presented 3 bedroom semi detached house conveniently situated within walking distance of Northam's many amenities offering comfortably sized accommodation with the benefit of gas central heating & uPVC double glazing together with enclosed low maintenance garden, garage & off road parking.

This quaint 3 bedroom semi detached house is conveniently located within easy reach of the village amenities of Northam whilst also being within easy access, via a regular bus service, of the neighbouring villages of Westward Ho! & Appledore, each offering a good selection of coffee shops, restaurants and public houses.

Offering comfortable, well presented accommodation, 2 Fox Hill benefits from gas central heating & uPVC double glazing and on the ground comprises a well appointed kitchen/diner with engineered wood flooring flowing through to a good sized lounge, overlooking and leading out to the low maintenance west facing rear garden.

Stairs rise to the first floor landing and off to each of the 3 bedrooms, 2 of which are good sized doubles. The bathroom is fully tiled and comprises a white suite including bath with shower over and side screen.

Externally, the rear garden is laid to patio for easy maintenance and provides ample seating area and space for potted plants or shrubs. The garage (15'9 x 7'11 (4.80m x 2.42m)) is located a matter of footsteps away with parking for 2 vehicles in front.

Services: All mains services are connected
Energy Performance Certificate: C (74)
Council Tax: BAND C (£2,120.63 per annum)



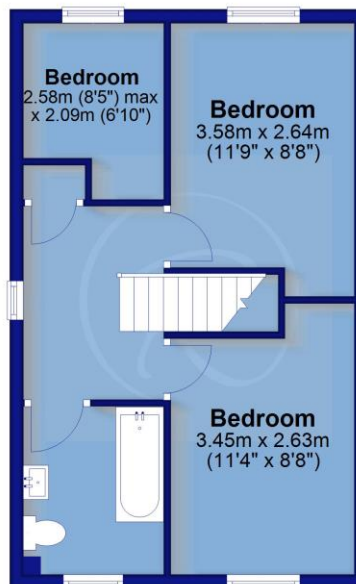
Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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