



53 BAY VIEW ROAD, NORTHAM, EX39 1BH

GUIDE: £415,000

A detached 3 bedroom bungalow in the much sought after village of Northam, just a short drive from the long sandy beach of Westward Ho!. Boasting generous gardens to the front and rear, a modern bathroom, kitchen/diner, lounge, spacious conservatory, garage & driveway parking.

No.53 provides a wonderful opportunity to purchase a 3 bedroom detached bungalow in the much sought after village of Northam. Offering comfortable accommodation with huge potential to extend and create a dream family home, all within a walking distance to the long sandy beach at Westward Ho! and local amenities including a dentist, doctors surgery and village store.

On entering the property, the entrance passage give access to the 3rd bedroom which is of a good size, whilst a further door takes to the large hallway in the centre of the property boasting a beautiful parquet floor.

A spacious lounge is open to the generous sized conservatory enjoying views over the large lawned garden with landscaped borders.

The kitchen diner is to the end of the hall, and has a bright and airy feel. This space has huge potential to become a dream hub of the home, with plenty of built in storage, larder cupboard and utility area adjoining with a handy extra WC.

A further 2 bedrooms are accessed of the main hallway, each of a good size with the front bedroom benefitting from built in wardrobes.

The main bathroom has a modern feel, comprising a white suite including bath with shower over, WC & wash basin.

The property benefits from an integral single garage ideal for storage.

Externally, to the front there is a sweeping drive providing plenty of off-road parking together with lawned gardens, whilst to the rear a generous level garden with immaculate lawns and planted borders enjoys a south facing aspect.

Services: All mains services are connected

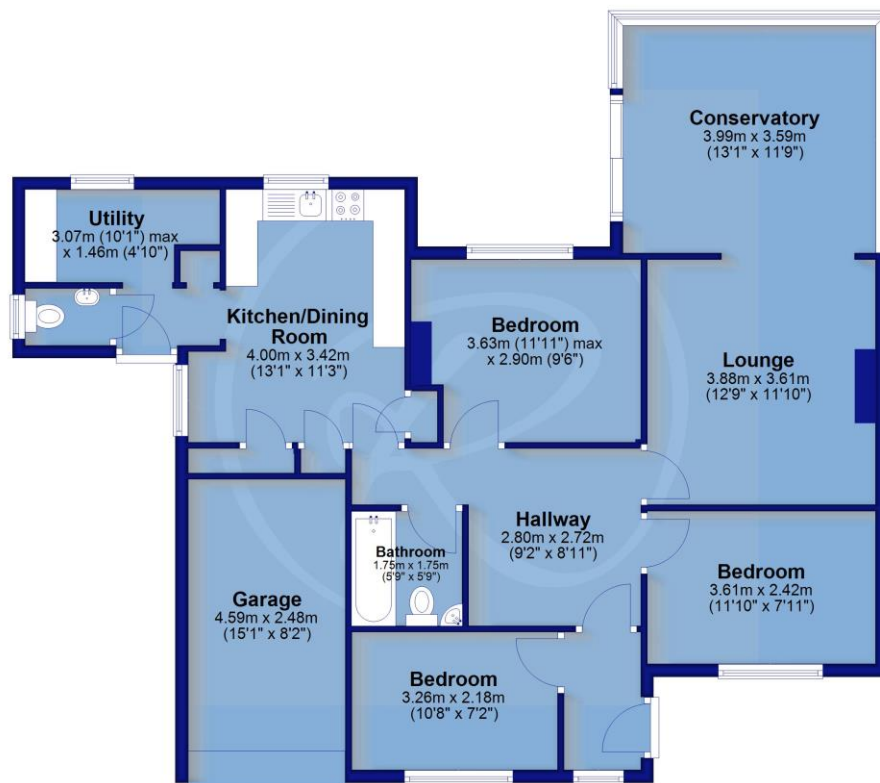
Energy Performance Certificate: E (53)

Council Tax: BAND D (£2,385.71 per annum)



Ground Floor

Approx. 106.2 sq. metres (1143.3 sq. feet)



Total area: approx. 106.2 sq. metres (1143.3 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.