



9 FAIRLEA CRESCENT, NORTHAM, EX39 1BD

£375,000

A 2 bedroom detached bungalow situated in a quiet location off Bay View Road and offering well proportioned accommodation which although needing modernisation, benefits from gas central heating & uPVC double glazing together with generous south facing rear garden, garage & driveway parking.

Fairlea Crecent is a pleasant selection of bungalows quietly nestled off Bay View Road with the convenience of the local GP surgery and dental practice being within walking distance whilst further amenities including a popular restaurant, newsagent with post office counter and 2 public houses are located nearby in the centre of Northam.

No9 is available with no onward chain and will be found offering well proportioned accommodation with the benefit of gas central heating & uPVC double glazing. Although now requiring modernisation, the bungalow has been well maintained and has great potential for remodelling & extension if desired.

Presently the accommodation comprises a dual aspect lounge and a fitted kitchen, each opening into the conservatory.

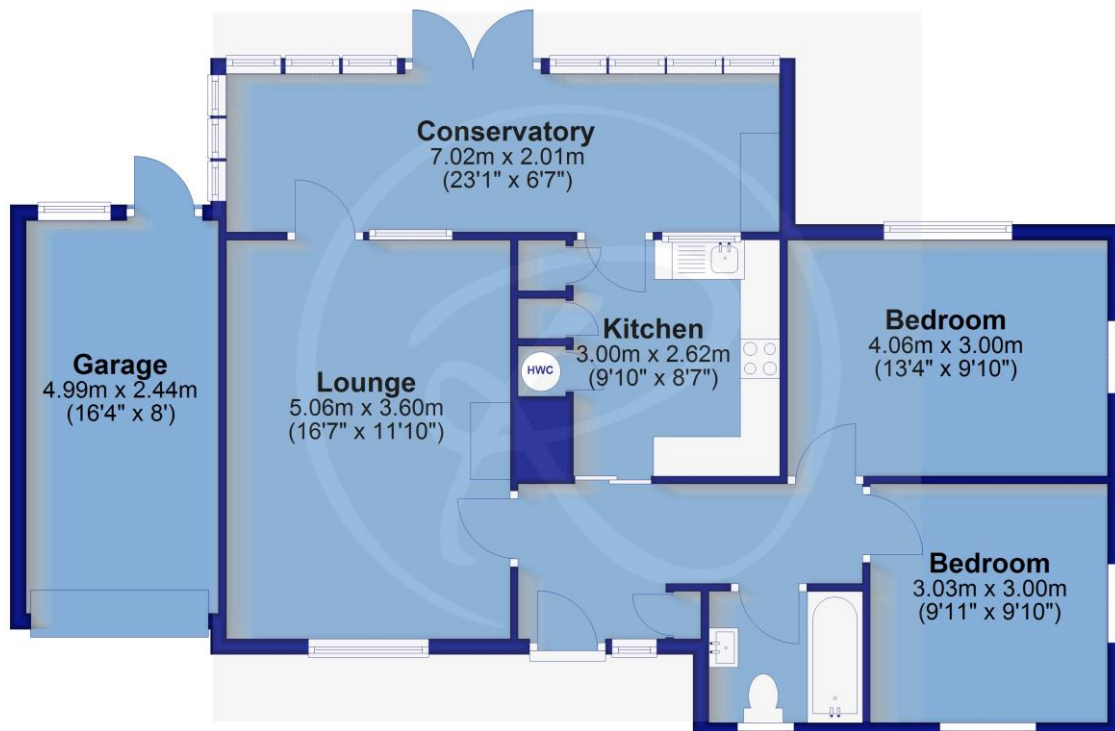
The 2 dual aspect double bedrooms overlook the front & rear gardens respectively whilst the bathroom comprises a white suite.

To the rear, the generous garden enjoys a south facing aspect and is predominantly laid to lawn with a patio area whilst to the front, the driveway provides ample parking together with a single garage.

Services: All mains services are connected
Energy Performance Certificate: D (56)
Council Tax: BAND C (£2,222.49 per annum)



Approx. 76.8 sq. metres (826.4 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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