



22 BENSON DRIVE, NORTHAM, EX39 1UX

£240,000

A modern 3 bedroom semi detached house situated on the ever popular Burrough Farm development with everyday & leisure amenities nearby. This tidy house has the benefit of uPVC double glazing & gas central heating whilst being complimented by an enclosed garden together with driveway parking.

No22 Benson Drive is available with no onward sales chain and will be found offering neutrally decorated accommodation with the benefit of gas fired central heating & uPVC double glazing throughout.

Located on the popular Burrough Farm development, a range of amenities are situated within walking distance including indoor pool & gym merely moments away together with public houses, newsagent/post office & popular restaurant within the village.

The accommodation on the ground floor comprises a lounge with feature fireplace together with kitchen/breakfast room, utility area & cloakroom WC.

Stairs rise to the first floor landing off to each of the 3 bedrooms, with bedroom 1 overlooking the front of the property, out towards adjacent National Trust land. The family bathroom is fitted with white sanitary ware, including bath with shower mixer tap.

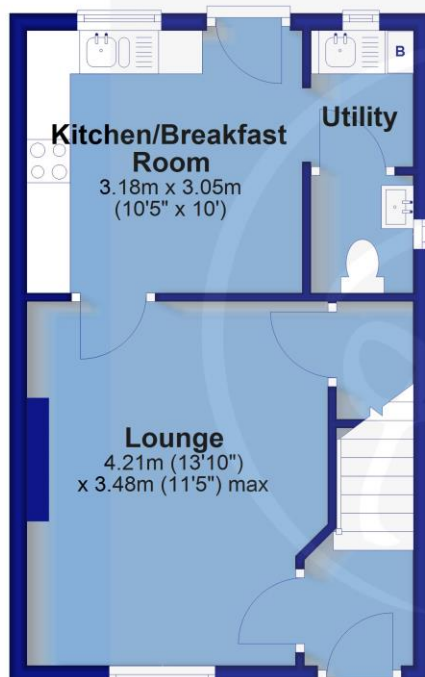
Externally, the brick elevations provide ease of maintenance whilst the enclosed level rear garden affords patio and stone chipped seating areas whilst gated access leads onto the drive providing off road parking.

Services: All mains services are connected
Energy Performance Certificate: C (75)
Council Tax: BAND C (£2,222.49 per annum)



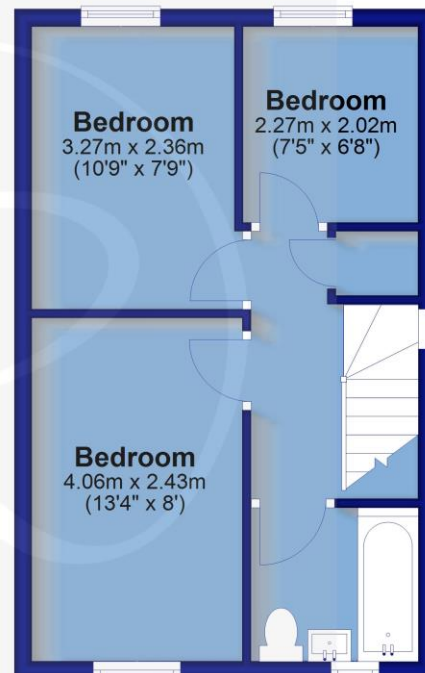
Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.8 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.

Office Address

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