

# Regency

ESTATE AGENTS



**HILLVIEW, SANDYMERE ROAD, NORTHAM, EX39 1EZ OIRO £310,000**

A 2 bedroom detached bungalow ideally located close to the village amenities and near the coast, offering superb potential featuring spacious living areas including a lounge, dining room & rear kitchen extension together with pleasant gardens, garage and parking.

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Welcome to Hillview, Sandymere Road—a 2 bedroom detached bungalow requiring modernisation yet offering fantastic potential with the property already benefiting from gas central heating and uPVC double glazing.

Step inside to a bright, inviting lounge that overlooks the attractive front garden. This flows seamlessly into a spacious dining room and a rear kitchen extension, with the right touch and visions, this space could be perfect for modern living.

The bedrooms overlook the front & rear gardens respectively and offer space for double beds and furniture, whilst a convenient wet room with a shower, adds practical ease to the home.

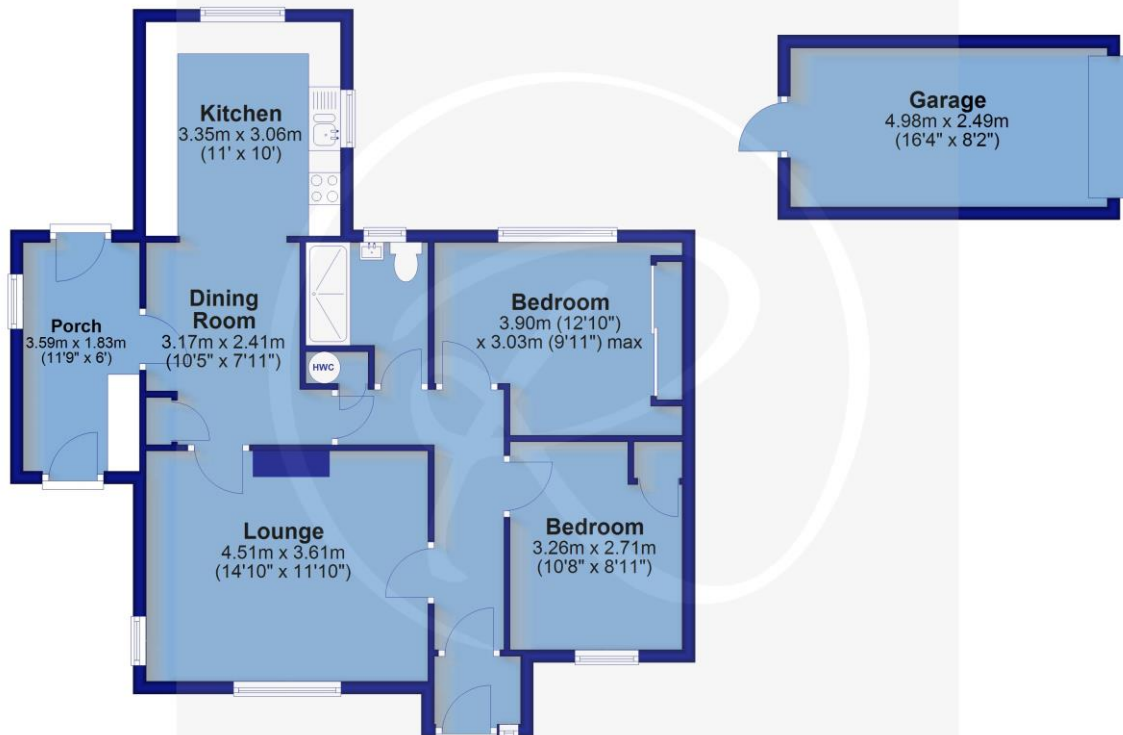
At the rear, a peaceful garden awaits, with a lawn, patio, timber storage shed, and a pathway leading to a garage (accessed from neighbouring Richmond Park) with driveway parking.

While requiring some refurbishment, this is a superb opportunity to craft your perfect home, ideally located close to Northam Burrows, the village centre and just a short journey to Westward Ho! and the long sandy beach.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (56)  
**Council Tax:** BAND C (£2,327.32 per annum)



Approx. 75.1 sq. metres (808.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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