



**8 KING ALFRED CRESCENT, NORTHAM, EX39 1UX**

**£275,000**

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.

A welcoming three-bedroom semi-detached home offering generous, well-balanced accommodation, a garage, driveway parking, and a highly convenient position close to the coast and village amenities.

Designed with everyday living in mind, the ground floor features a bright and comfortable lounge/diner, an inviting space to relax or gather with family and friends. The kitchen is practical and well laid out, the accommodation is complemented by a useful ground floor WC.

Upstairs are three good-sized bedrooms, including a principal bedroom with its own en-suite shower room, along with a family bathroom serving the remaining rooms.

Outside, the property benefits from a garage and driveway providing off-road parking, along with outdoor space suited to seating, play, or simple low-maintenance enjoyment.

Set in the popular village of Northam, life here offers a strong sense of community with everyday essentials close at hand, including shops, schools, a health centre and leisure facilities.

The coast is within easy reach, with Westward Ho!'s sandy beach just over a mile away and Appledore nearby for waterside walks and harbourside dining. Bideford and Barnstaple are both easily accessible, while excellent road links connect you further into North Devon and towards Exeter.

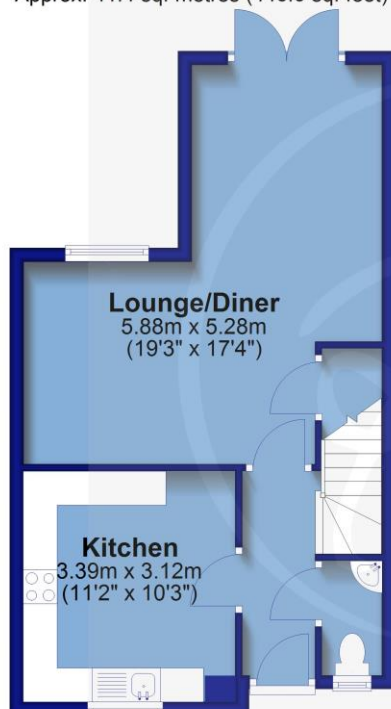
**Services:** All mains services are connected  
**Energy Performance Certificate (EPC):** C (78)  
**Council Tax:** Band C (£2,327.32 per annum)

**AGENTS NOTE:** The Burrough Farm development is subject to an annual service charge, currently £134 per annum (payable in two 6 monthly instalments of £67), which contributes towards the upkeep & maintenance of the development's communal green spaces and play areas.



### Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### First Floor

Approx. 41.4 sq. metres (446.0 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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