

# Regency

ESTATE AGENTS



**11 MONDEVILLE WAY, NORTHAM, EX39 1DQ**

**£370,000**

Enjoying views towards the estuary, a good sized 3 bedroom detached bungalow situated in a favoured location with large lounge/dining room, modern kitchen/breakfast room & master bedroom with modern shower ensuite, all benefiting from gas fired central heating & uPVC double glazing together with enclosed garden, driveway and garage.

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Mondeville Way is situated in a favoured location with No.11 enjoying a quiet tucked away cul-de-sac position, within easy reach of the coast & day to day amenities.

The bungalow benefits from having No Onward Going Chain & will be found offering well proportioned & adaptable accommodation, in good order throughout.

Estuary views are enjoyed from the rear of the property, whilst a number of improvements have been made throughout within recent years including a new modern fitted kitchen with built-in appliances, a modern en-suite shower room & a replacement Worcester gas fired boiler (located in the garage).

The good sized lounge/dining room provides a light & adaptable space with windows to both the front & rear elevations, leading into the modern kitchen which has space for a small table.

A driveway in front of the garage (with electric up & over door) provides off road parking, whilst the rear garden is enclosed with a good sized patio area, shrubs & bushes.

Solar Panels are installed on the roof, which are owned outright.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (82)  
**Council Tax:** BAND E (£3,200.07 per annum)



Approx. 101.2 sq. metres (1089.2 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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