

Regency

ESTATE AGENTS



15 FAIRLEA CRESCENT, NORTHAM, EX39 1BD

£415,000

Set on a generous plot within a desirable residential location, this extended 3 bedroom detached bungalow combines spacious accommodation, ample parking and beautifully maintained gardens, all within easy reach of the coast, local amenities and Northam Burrows.

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Enjoying a generous plot within a sought-after location off Bay View Road, this extended three-bedroom detached bungalow offers spacious, versatile accommodation, ample parking and beautifully tended gardens, all available with no onward chain.

Designed for comfortable single-storey living, the property features a large lounge, ideal for relaxing or entertaining, alongside a well-equipped kitchen/breakfast room, separate dining/sitting room and practical utility/boot room. Three bedrooms and a wet room complete the accommodation, whilst a substantial boarded loft provides excellent storage.

Outside, the property truly comes into its own. The level rear garden has been lovingly maintained and offers a wonderful space to enjoy the outdoors, with sunny patio seating areas, established flower and shrub borders, productive vegetable plots and attractive stone-chipped pathways. A generous driveway provides parking for several vehicles and leads to a garage with electric door and useful workshop beyond.

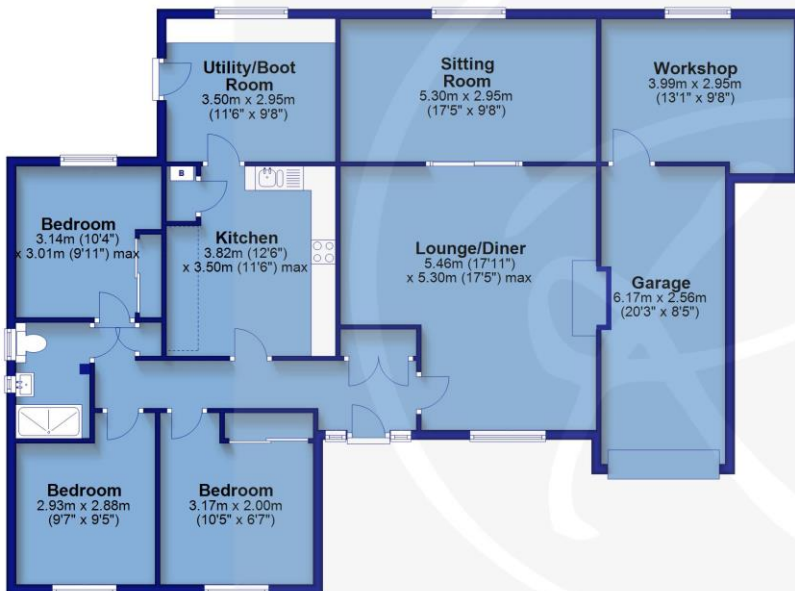
Combining space, convenience and an enviable setting close to Northam's amenities, Northam Burrows and the beach at Westward Ho!, this is a wonderful opportunity to embrace a relaxed lifestyle.

Services: All mains services are connected
 Energy Performance Certificate: C (72)
 Council Tax: BAND D (£2,222.49 per annum)



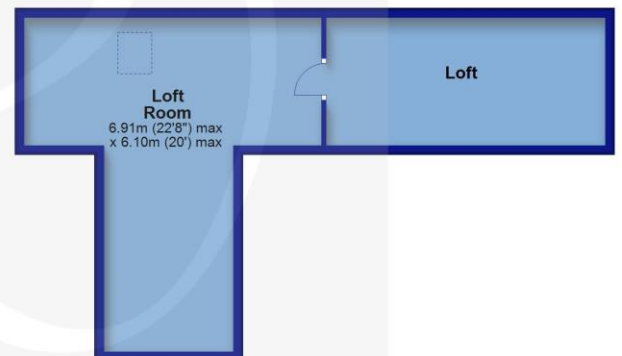
Ground Floor

Approx. 141.4 sq. metres (1521.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.7 sq. feet) (excluding Loft)



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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