

Regency

ESTATE AGENTS



7 FAIRLEA CRESCENT, NORTHAM, EX39 1BD

O.I.R.O £310,000

A 2 double bedroom detached bungalow situated in a quiet location off Bay View Road and offering well proportioned accommodation, which although needing modernisation, benefits from gas central heating & uPVC double glazing together with a south facing rear garden, garage & driveway parking.

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No.7 Fairlea Crescent is a well proportioned two bedroom detached bungalow, quietly positioned in a desirable position, just off Bay View Road. This peaceful location offers excellent convenience, with the local GP surgery and dental practice only a short walk away. The centre of Northam is also close by, providing a popular restaurant, newsagent with post office services and two welcoming public houses.

The property presents a superb opportunity for those looking to modernise or potentially extend, subject to the necessary permissions. The accommodation benefits from gas central heating and uPVC double glazing throughout whilst the recently repainted interior provides a fresh, blank canvas to personalise.

The bungalow features a bright dual-aspect living room and a conservatory, offering an ideal spot for relaxation or entertaining. There are two good sized double bedrooms and a functional bathroom fitted with a white suite.

To the rear, the south facing garden is a highlight; mainly laid to lawn with a patio area, it provides plenty of space for outdoor living and gardening, as well as potential for future extension. The front of the property includes a private driveway with ample off road parking and a single garage, with a workshop area offering space for hobbies, DIY, or storage.

Services: All mains services are connected
Energy Performance Certificate: B (81)
Council Tax: BAND C (£2,327.32 per annum)



Approx. 98.4 sq. metres (1058.8 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.