

FOLLYFOOT, LAKENHAM HILL, NORTHAM, EX39 1JH £425,000

A fantastic opportunity to acquire a detached 3 bedroom home situated in sought-after location. Requiring some modernisation, the property offers spacious accommodation, a south-facing garden, garage and driveway, with scope to personalise and extend (subject to consent).

Occupying a sought-after position on Lakenham Hill, this detached three-bedroom home presents an excellent opportunity to modernise and create a superb family residence tailored to your own tastes.

Offering well-proportioned accommodation throughout, the property features a bay-fronted lounge, kitchen/dining room, bright sun room, separate library/study and a convenient cloakroom WC.

On the first floor are three bedrooms - with bedrooms one and three enjoying glimpses of the coast between neighbouring rooftops - together with an en-suite shower room and family bathroom.

Further benefits include uPVC double glazing, gas central heating, a south-facing rear garden, driveway parking and an attached garage.

With scope for updating, personalisation and potential extension (subject to any necessary consents), this is a fantastic opportunity to secure a detached home in a highly desirable Northam location.

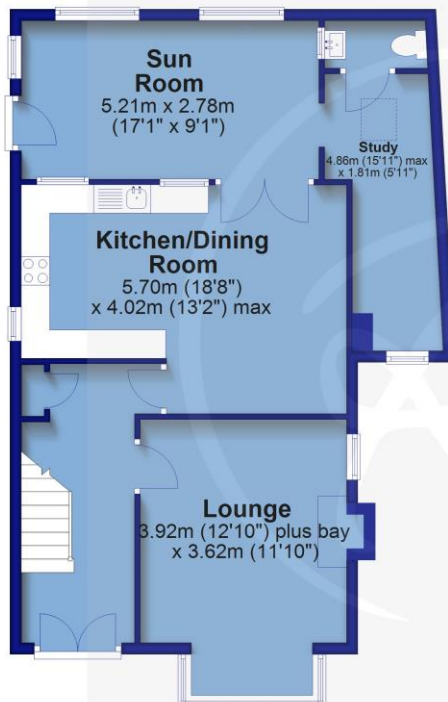
AGENTS NOTE: The property is in the process of being cleared, therefore we have utilised AI to show the accommodation clear of belongings/personal affects.

Services: All mains services are connected
Energy Performance Certificate: D (59)
Council Tax: BAND D (£2,618.24 per annum)



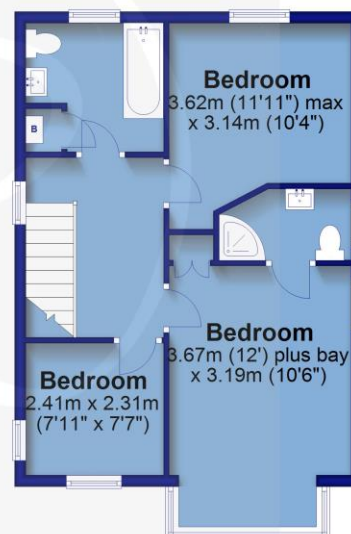
Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.6 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.