



Bond
Oxborough
Phillips

Changing Lifestyles

30 Fairlea Crescent
Northam
¹ Bideford
Devon
EX39 1BD

Asking Price: £350,000 Freehold



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30 Fairlea Crescent, Northam, Bideford, Devon, EX39 1BD

A SPACIOUS DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 double Bedrooms
- Immaculately kept front garden
- Ample driveway parking & Garage
- Spacious Lounge, Shower Room, central Kitchen & expansive Sun Room / Conservatory
- Rear courtyard style garden providing space to sit out & relax in privacy
- Works of improvement will be required here to bring it up to a modern standard hence the competitive asking price



Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho!



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Situated on a highly popular crescent just off Bay View Road, this is an opportunity to acquire a spacious 2 double Bedroom detached bungalow that is available for sale with the distinct advantage of having no onward chain.

This property has tremendous kerb appeal due to its immaculately kept front garden which is primarily lawned and features a palm tree and a variety of plants and shrubs. There is ample driveway parking in addition to a Garage.

The bungalow itself features a spacious Lounge, a Shower Room, a central Kitchen and an expansive Sun Room / Conservatory.

To the rear of a bungalow is a courtyard style garden which provides space to sit out and relax in privacy.

This property will require works of improvement to bring it up to a modern standard hence the competitive asking price. Enjoying a fine location and being a blank canvas, we would highly recommend booking in for a viewing.

Entrance Porch

UPVC double glazed door and window to property front. Tiled flooring. Glazed door to Entrance Hall.

Entrance Hall

2 hatch accesses to loft space. Radiator, wood effect flooring, telephone point. Door to cloaks cupboard.

Shower Room - 7'7" x 6'6" (2.3m x 1.98m)

A fully tiled Shower Room with UPVC double glazed window. Close couple dual flush WC, cabinet mounted wash hand basin and double shower enclosure. Down lights, extractor fan.

Bedroom 2 - 9'10" x 9'11" (3m x 3.02m)

2 UPVC double glazed windows. Fitted carpet, radiator.

Bedroom 1 - 13'6" x 9'10" (4.11m x 3m)

2 UPVC double glazed windows. Fitted carpet, radiator.

Living Room - 16'8" x 11'9" (5.08m x 3.58m)

UPVC double glazed window to property front and window to Conservatory. Fitted carpet, radiator.

Kitchen - 9'7" x 9'11" (2.92m x 3.02m)

Equipped with a range of eye and base level cabinets, rolltop work surfaces with tiled splashbacking and 1.5 bowl ceramic sink unit with mixer tap over. Built-in eye-level double oven, built-in ceramic hob. Space for fridge / freezer, space for under-counter fridge. 2 built-in storage cupboards. Glazed door to Conservatory.

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Conservatory - 20'2" x 10'4" (6.15m x 3.15m)

A spacious Conservatory with a range of UPVC double glazed windows and wooden stable door to garden. A range of base cupboards. Space and plumbing for washing machine. Fitted carpet, radiator.

Outside

To the rear of the property is a fully enclosed paved garden with fence borders and 2 useful storage sheds. Access to the front is via a wooden gate. There is rear access to the Garage.

This bungalow has an impressive frontage and features a large lawned garden with ornamental laurel tree, hydrangeas and a palm tree. A paved pathway runs the length of the garden. There is driveway parking for 2-3 cars as well as a further storage shed.

Garage

Power and light connected.

Council Tax Band

C - Torridge District Council

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



TOTAL: 93.4 sq.m. (1,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Directions

From Bideford Quay proceed towards Northam taking the left hand turning onto Bay View Road. Take the left hand turning into Fairlea Crescent. Continue towards the middle of the crescent to where the property will be found on your right hand side clearly displaying a numberplate and For Sale board.

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