



38 Fairlea Crescent, Northam, Bideford, Devon,
EX39 1BD Offers in excess of £450,000

 **seldons**
estate agents

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

Rarely available to the market, is this southerly facing 3 bed roomed (master en-suite) well appointed detached bungalow, set within this highly sought-after location, with a single garage, extensive off-road parking facility, and enclosed rear garden affording a high degree of privacy. This impressive property provides spacious and adaptable living accommodation, benefiting from PVC triple glazing, and gas fired radiator central heating. Early internal inspection advised!!

- Detached 3 Bed roomed Bungalow
- Spacious Conservatory
- Single Garage & Extensive Off-Road Parking
- Spacious & Adaptable Living Accommodation
- Gas Central Heating & PVC Triple Glazing
- Enclosed Rear Garden
- En-suite Facilities to Master Bedroom
- Highly Sought-After Location
- Early Viewing Advised!!

Fairlea Crescent is an area of bungalows of individual design, pleasantly set in a highly sought-after location, which is located just a short distance from a regular bus route, Northam Doctors Surgery, pharmacy, dentists and local amenities, and it is thought to be ideally suited for those seeking a property suitable as a comfortable retirement residence!!

The property boasts gas fired radiator central heating, PVC triple glazing and is immaculately presented, as an internal inspection will reveal.





Northam is a popular village within the Torridgeside area, housing a good selection of local amenities including a supermarket and post office, newsagents, takeaways and other shops, a village inn and a church, whilst Bideford, a popular Market Town and working Port, located on the banks of the River Torridge, is within easy reach, having a wider selection of everyday facilities. At Bideford, access is available to the A361 (North Devon Link Road) leading to Barnstaple, North Devon's Regional Centre. Just a couple of miles from the property is the popular coastal resort of Westward Ho! famous for its long golden sandy beach, adjoining pebble ridge and the Royal North Devon Golf Course. North Devon's rugged coastline is within easy reach, around the areas of Hartland and Clovelly.



PVC double glazed entrance doors gives access into:

Entrance Porch: Of PVC construction. Wall light point. Tiled floor. PVC glazed door gives access to:

Reception Hall: Ceiling trap to partly boarded loft space, also housing an Ideal gas fired boiler serving the domestic hot water and central heating systems. Storage cupboard. Carpet.

Lounge: PVC triple glazed window to front elevation. TV aerial point. Radiator. Carpet. Open access through to:

Conservatory/Utility: Of PVC triple glazed construction. Utility area has a fitted worksurface with cupboards under and space and plumbing for a washing machine with matching wall cupboards over. Radiator. Luxurious vinyl tile flooring. PVC triple glazed sliding doors to rear garden. Open access to:

Kitchen: Fitted with a range of units comprising inset 1.5 bowl stainless steel sink unit with mixer taps and cupboards under, range of matching units with work surfaces over, range of matching wall cupboards, tiled splash backs, fitted Neff 5 ring gas hob, with oven under and stainless-steel canopy style cooker hood over, shelved pantry cupboard, recess for fridge/freezer, fitted shelving, downlighting. Laminate flooring.





Master Bedroom: A dual aspect room with PVC triple glazed windows to side and rear elevations. Radiator. Carpet. Door to:

En-suite Shower Room: PVC triple glazed window to side elevation. Shower area with glazed screen and shower fitment. Low level flush WC. Pedestal wash basin. Aquaboard style splash backing. Extractor fan. Downlighting. Electric shaver point. Chrome heated towel rail. Radiator. Luxurious vinyl tile flooring.

Bedroom 2: PVC triple glazed window to side elevation. Radiator. Carpet.

Bedroom 3: A dual aspect room with PVC triple glazed window to front and side elevations. Radiator. Carpet.

Family Bathroom: Opaque PVC triple glazed window to front elevation. Fitted with a suite comprising panelled bath with shower fitment over with adjacent glazed shower screen. Low level flush WC. Vanity wash basin. Fully tiled walls. Extractor fan. Downlighting. Radiator. Laminate flooring.

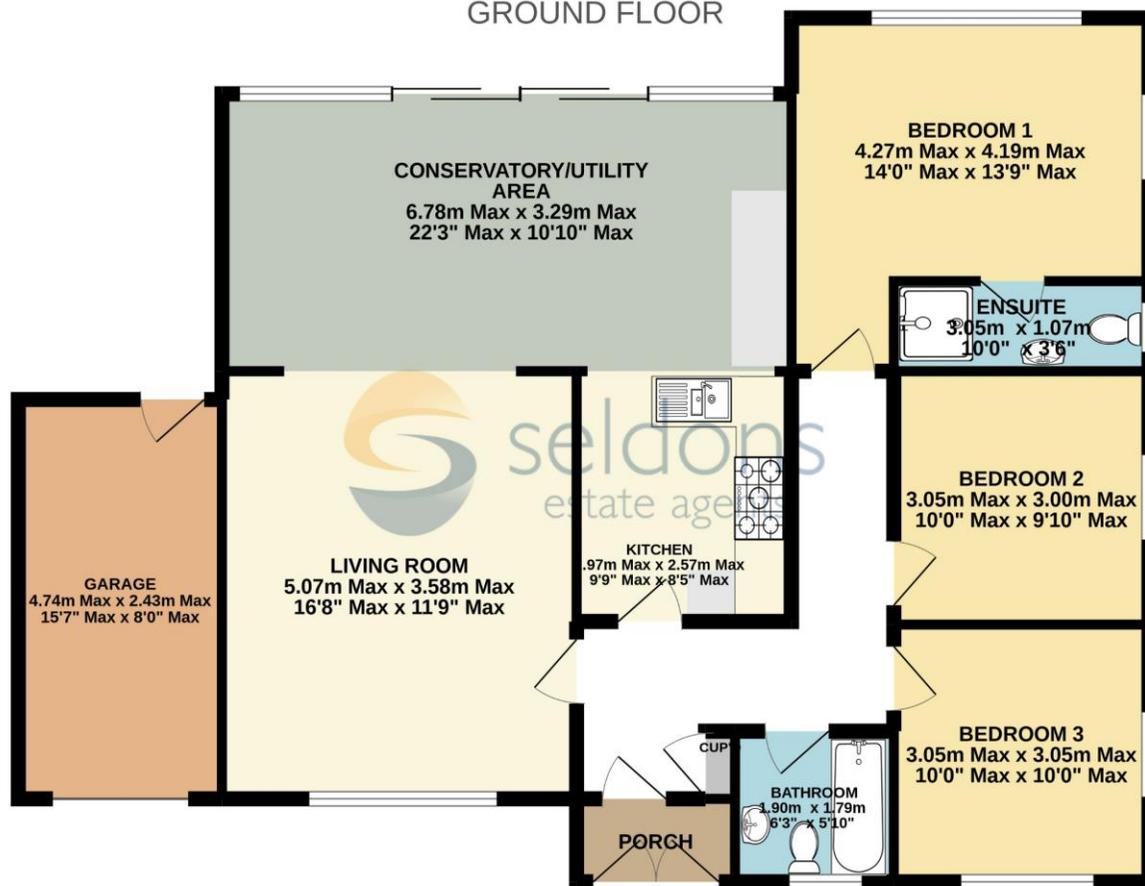
Outside: To the front of the property is a level garden area, predominantly gravelled to provide additional parking space, with well stocked flower borders. A driveway provides parking space and leads to the SINGLE GARAGE 15'7" x 8'2" with an up and over door, power and lighting, high level consumer unit and service meters. PVC double glazed window and matching door to the rear. Wooden gates to each side of the bungalow give access to the enclosed level rear garden, which affords a high degree of privacy, laid to an extensive paved patio area and lawn, well stocked with a range of shrubs, bushes trees etc., along with a timber garden shed, 2 greenhouses, a small pond and raised beds, along with a fruit cage.

DIRECTIONS: From our office on Bideford Quay, proceed in an easterly direction out of the town. At a roundabout, being the junction with the A39, proceed straight across, shortly passing the Durrant House Hotel on your right-hand side. Thereafter, take the 2nd turning on your left into Bay View Road, and then 2nd left again into Fairlea Crescent, where number 38 is located on your right-hand side, easily identifiable.



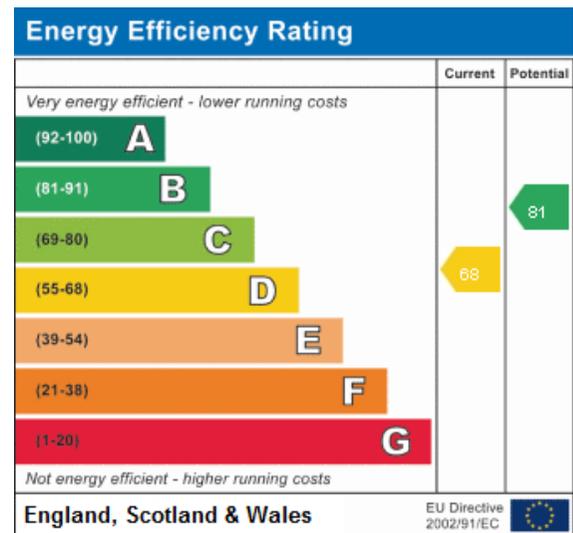


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services: All mains services connected
Tenure: Freehold
Council Tax: Band C
EPC: D



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