



6 FOX HILL, NORTHAM, EX39 1BW

£280,000

An immaculately presented 3 bedroom link detached house conveniently situated within walking distance of Northam's many amenities offering comfortably sized accommodation with the benefit of gas central heating & uPVC double glazing together with enclosed rear garden, driveway & garage.

This attractive and well-maintained three-bedroom link-detached house is conveniently situated within easy reach of the village amenities of Northam, whilst also benefiting from excellent access to the neighbouring coastal villages of Westward Ho! and Appledore. Both are easily accessible via a regular bus service and offer an excellent selection of coffee shops, restaurants, public houses and everyday amenities.

Offering comfortable and immaculately presented accommodation throughout, 6 Fox Hill benefits from gas-fired central heating and uPVC double glazing. The ground floor comprises a well-appointed lounge/diner overlooking the front of the property, together with a well-equipped fitted kitchen enjoying views over the rear garden. There is also a useful cloakroom and a particularly practical utility area situated to the rear of the garage, with an inner door providing access from the entrance hall.

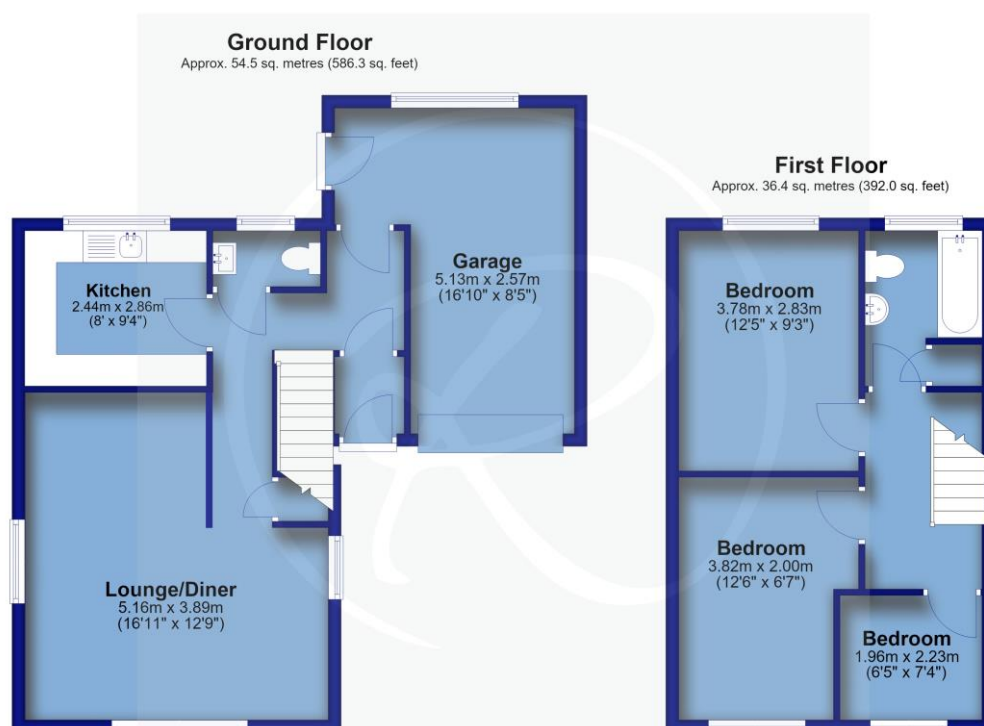
Stairs rise to the first-floor landing, giving access to three bedrooms, two of which are good-sized doubles. The fully tiled family bathroom is fitted with a white suite comprising a bath with shower over and side screen.

Externally, the enclosed and private rear garden provides an attractive outdoor space, featuring an extensive paved patio adjoining an area of lawn and being well stocked with a variety of established shrubs and bushes.

To the front, a driveway provides off-road parking for two vehicles and leads to the garage, which benefits from an electric door and useful utility space to the rear, together with a door providing direct access to the rear garden.

The property is immaculately presented throughout and offers comfortable, well-proportioned accommodation in a convenient Northam location, making it an ideal home for a range of buyers.

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND C (£2,327.32 per annum)



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.