



31 J H TAYLOR DRIVE, NORTHAM, EX39 1TT

£325,000

A detached 2 bedroom bungalow in a much sought after location boasting a lovely conservatory opening onto a well established garden. Offering spacious accommodation throughout benefiting from uPVC double glazing & gas central heating, together with a detached garage & driveway for 2 cars. NO ONWARD CHAIN.

This lovely detached 2 bedroom bungalow is just a short journey from neighbouring Westward Ho! & Appledore, whilst also being nearby local amenities in Northam.

Stepping into the property a porch provides a neat storage area for coats and shoes, before directly leading to the spacious lounge boasting a south facing bay window overlooking the front garden.

From the lounge a door opens to the kitchen which comprises an array of wall and base cupboards, one of which houses the 'Worcester' gas boiler installed in the last 18 months, there is also an electric oven and hob, together with ample space for other appliances including washing machine, fridge & a freezer. The conservatory is accessed off the back of the kitchen with large patio doors giving access to the beautiful garden.

Back inside, the inner lobby off the lounge leads to the 2 good-sized bedrooms, both benefitting from built in wardrobes.

The shower room comprises a new large walk in enclosure, WC & pedestal wash basin, whilst the hot water tank is housed in a handy airing cupboard to the right in the hallway.

To the rear of the property is a well established level garden with large patio, well kept lawn, flower beds and storage shed.

The property benefits from a detached garage with a side door access into the garden, and driveway for 2 cars.

Services: All mains services are connected
Gas Fired Central Heating

Energy Performance Certificate: C (69)

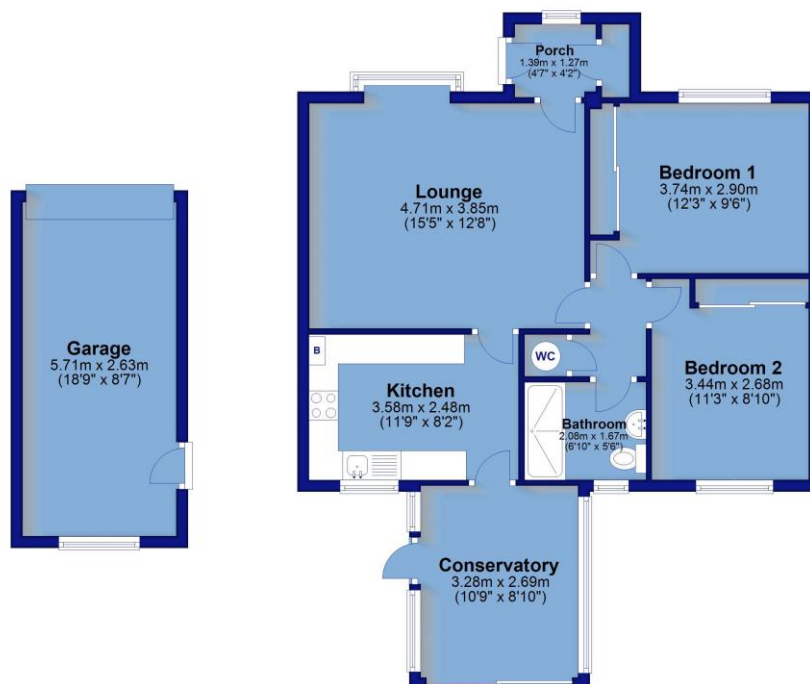
Council Tax: 'BAND C' (£2,120.63 per annum)

NO ONWARD CHAIN.



Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 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.

Office Address

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