



WOOLLIAMS
Property Services

Guide price £335,000
Appletree Gardens, Northam, EX39



3

Bedrooms



2

Bathrooms

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This stunning 3-bedroom detached home is beautifully presented throughout and offers spacious, modern living in a sought-after location, ideal for families or professionals. Downstairs, you'll find a welcoming entrance hall leading to a bright and airy living space, a contemporary kitchen/diner with ample storage and quality fittings. It also has a downstairs cloakroom. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property benefits from a single garage and driveway parking, as well as a good-sized, enclosed rear garden—perfect for summer entertaining.

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A wonderful home ready to move into—early viewing is highly recommended.

Entrance Porch

Entrance Hall

UPVC double glazed front door off, boiler cupboard housing wall mounted Worcester gas-fired boiler feeding domestic hot water and central heating system, staircase to 1st floor.

Cloakroom

White suite comprising closed closed-coupled W.C. pedestal wash basin with mixer tap.

Lounge *5.52m x 3.23m (18' 1" x 10' 7")*

UPVC double-glazed French doors to rear garden, electric fire, fitted carpet.

Kitchen/Breakfast Room *4.69m x 3.10m (15' 5" x 10' 2")*

Fitted with a range of units and integrated appliances comprising inset one and a half bowl single drainer sink unit with mixer tap, cupboards and integrated dishwasher below. Working surface with drawers and cupboards below, integrated fridge/freezer, working surface with cupboards below, inset ceramic hob and built-in double oven below. Range of wall units, part tiled walls, vinyl floor covering.

First Floor Landing

Fitted carpet extending to stairs, access to loft space, airing cupboard housing a factory lagged cylinder

Bedroom 1 *3.62m x 3.23m (11' 11" x 10' 7")*

Radiator, built-in double wardrobe, fitted carpet, door to

En-suite Shower Room

Tiled shower cubicle with opening glass door, pedestal wash basin with mixer tap, close-coupled W.C. radiator.

Bedroom 2 *3.20m x 3.01m (10' 6" x 9' 11")*

Radiator, fitted carpet.

Bedroom 3 *3.30m x 2.25m (10' 10" x 7' 5")*

Radiator, fitted carpet

Bathroom 2.15m x 1.95m (7' 1" x 6' 5")

Fitted with a white suite comprising a panelled bath with tiled wall area, mixer tap and shower attachment, glazed shower screen. Close-coupled W.C. pedestal wash basin with mixer tap, radiator.

Attached Garage 5.24m x 3.27m (17' 2" x 10' 9")

Metal over door, loft storage area, light power connected, UPVC double-glazed personal door to rear garden.

Outside

The property stands on a well-tended plot with a tarmac driveway providing hardstanding for one car leading to the garage. There are two areas of lawn front garden and a paved pathway to the front door. To the rear of the house is an enclosed garden with a paved patio terrace and lawn, steps lead down to the rear door of the garage. There is a children's timber framed summer house and a good sized garden shed/dog kennel.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band C -Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Band - D

Viewings

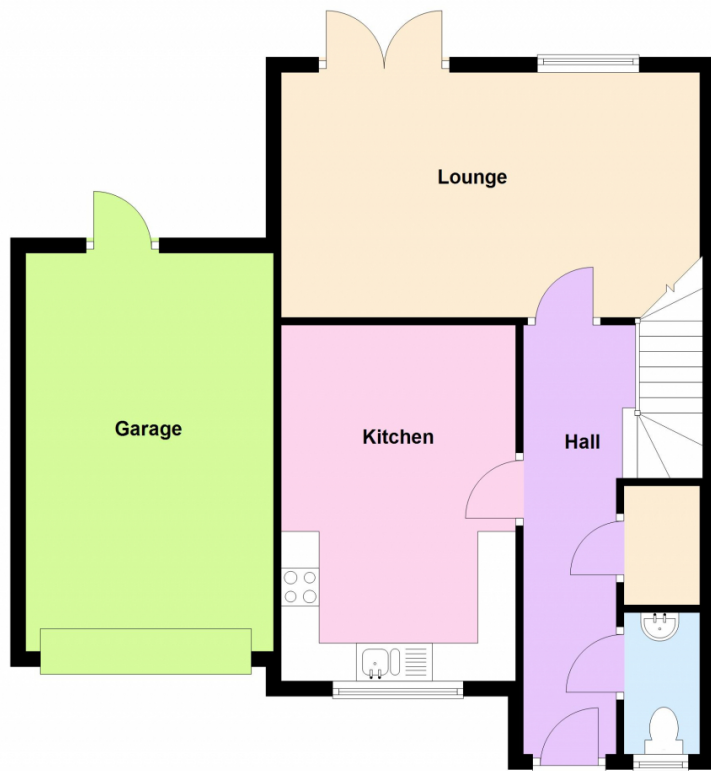
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

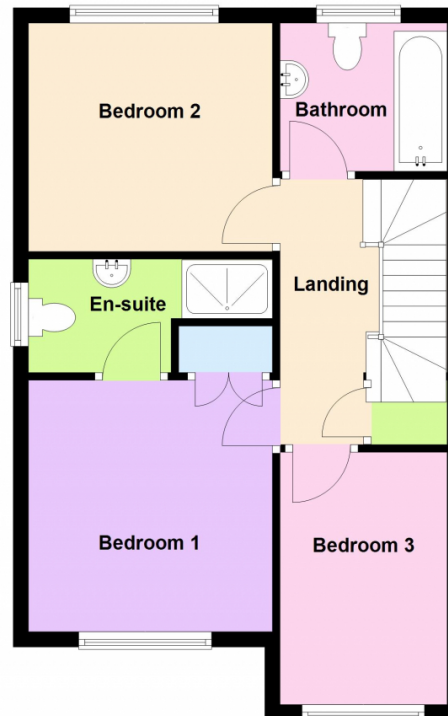
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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Appletree Gardens, Northam, EX39 3SL

