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Smart Move

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

COUNCIL BAND **B**



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**7 CHANTERS HILL,
BARNSTAPLE, DEVON, EX32 8DN**

A 2 Bedroom Semi Detached Bungalow only half mile from town featuring a sunny Rear Garden & Private Off Road Parking.

£220,000

- A 2 Bedroom Semi Detached Bungalow
- Popular residential location
- Comfortable Sitting Room
- Modern re-fitted Kitchen with high gloss units and granite tops
- Hobby Room & Utility with Lean To Conservatory
- 2 double Bedrooms
- Bathroom
- Gas central heating & double glazing
- Easy to manage Garden with Greenhouse & Shed enjoying sunny aspect
- Private Driveway Parking



A 2 Bedroom Semi Detached Bungalow situated in the popular Chanters Hill area, an established residential location towards Barnstaple's outskirts yet only half a mile from the town centre with bus routes from nearby.

The Bungalow has well presented 2 double Bedroom accommodation with gas central heating and double glazing installed and comes complete with a modern re-fitted Kitchen featuring high gloss units and granite tops. There is also versatile supplementary accommodation including a Hobby Room, Utility Area and Lean-To Conservatory which is in a sunny spot overlooking the Garden.



On the outside there is space to park two vehicles in front of the Bungalow whilst at the rear the Garden enjoys a sunny Westerly aspect with patio style Gardens with Greenhouse and Shed.

In all a conveniently located and well presented Bungalow recommended for internal viewing. Further details and approximate measurements are as follows:

GROUND FLOOR

ENTRANCE HALL

With radiator, airing cupboard and storage cupboards. Hatch to loft.

LOUNGE 14'1" X 12'1" (4.3 X 3.7)

With oak panelled door from Hall, radiator and double glazed window.



KITCHEN 9'6" X 9'6" (2.9 X 2.9)

Re-fitted with high gloss units incorporating cupboards, drawers and contrasting granite style work surfaces, inset single drainer sink unit, larder cupboard and wall cupboards. Space for appliances including plumbing for dishwasher and washing machine.

Oak panelled door from Lounge and leading to

UTILITY 6'10" X 7'2" (2.1 X 2.2)

Fitted with matching units to those in the Kitchen providing further storage and leading to

HOBBY ROOM 10'5" X 7'2" (3.2 X 2.2)

Ideal for those with hobbies or crafts or ideal as a Home Office area, double glazed window and door to front.

LEAN TO CONSERVATORY 8'10" X 6'2" (2.7 X 1.9)

With windows overlooking the garden and door to garden.

BEDROOM ONE 11'5" X 10'2" (3.5 X 3.1)

With radiator and double glazed window facing the rear over the garden and town beyond to the down stream bridge in the distance.

BEDROOM TWO 10'2" X 10'5" (3.1 X 3.2)

With radiator, double glazed windows, two full length fitted wardrobes with his and hers double and central drawers.

BATHROOM

Fitted as a wet room with electric shower and glass screen, hand basin and low level w/c. Radiator, double glazed window and extractor fan.

OUTSIDE

Driveway for off road parking and front garden paved for easy maintenance and additional parking.

Enclosed rear garden with paved and stone chipped patios, raised borders and shrubs all enjoying a sunny Westerly aspect. 12' x 8' Greenhouse, Work Shed and Tool Shed, pleasant views over the town towards the downstream bridge and Estuary beyond.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.