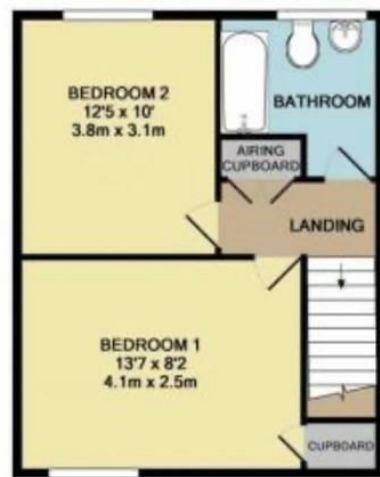
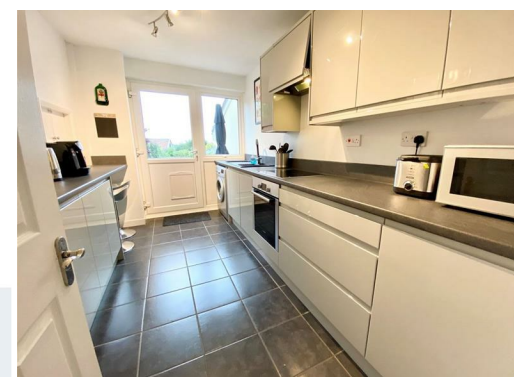
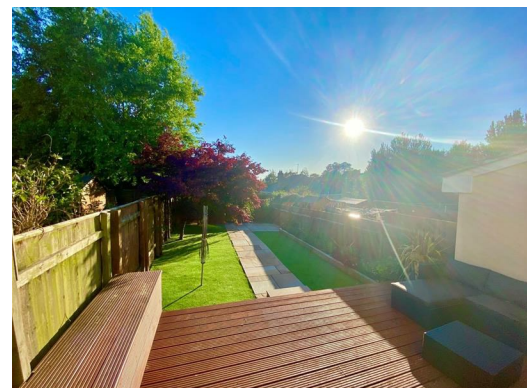




GROUND FLOOR



1ST FLOOR



CHEQUERS

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Smart Move

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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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33 CROSSPARK CLOSE, BARNSTAPLE, DEVON, EX31 4AN

Have you been looking for a home with a large garden and a garage?

If the answer is yes then look no further! Take a look at this beautifully presented and much improved 2 Bedroom Home offering excellent living space and enjoying a tucked away position overlooking an open green.

£210,000

- A spacious and much improved 2 Bedroom Home located in Bradiford on the Pilton side of town
- Delightful South West facing back garden ideal for children and pets and having been designed with ease of maintenance in mind - no need for a lawn mower here
- Tastefully refitted Kitchen featuring a stylish and contemporary units and included a built in hob and oven and integrated dishwasher
- Spacious Lounge-Dining Room featuring wood flooring and enjoying a dual aspect with french doors opening out onto the back garden
- 2 double sized Bedrooms both enjoying an open outlook with Bedroom 1 having views over the back garden and beyond
- Bathroom with a modern white suite with a shower above the bath and a glazed shower screen
- Gas radiator central heating and UPVC double glazed windows and doors
- Garage included in the sale



Chequers Estate Agents of Barnstaple are delighted to offer for sale 33 Cross Park Close, a tastefully improved and beautifully presented 2 Bedroom Home located on the Pilton side of town and enjoying a tucked away position being away from passing traffic.

This impressive home has the added notable attractions of a garage and a beautiful back garden which enjoys a south westerly aspect and has been designed with ease of maintenance in mind. It is an ideal garden for children to play and for pets to roam and enjoys an open outlook with views over the neighbouring roof tops and beyond.



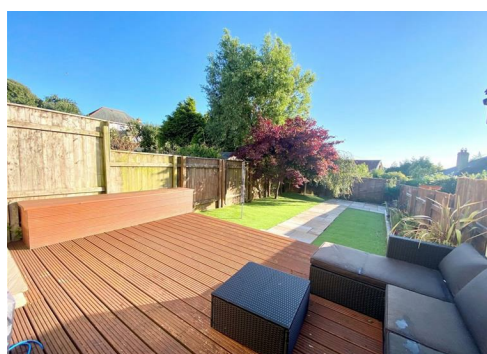
An internal viewing is recommended and anyone who takes the time to view will be surprised at the excellent living space on offer indeed the property is far larger internally than a quick glimpse from the front would suggest. An internal viewing will also reveal a beautifully presented interior and you will see first hand the tastefully re fitted Kitchen and really appreciate the size of the Lounge-Dining Room which is a spacious room with attractive wood flooring and french doors which open out on to the back garden. Upstairs there is a Bathroom with a modern white suite with a shower above the bath and 2 double sized Bedrooms. The two Bedrooms both enjoy an open outlook with bedroom 1 overlooking the back garden and beyond while bedroom 2 looks out onto an open green.

All in all no 33 Cross Park Close is considered to be a fine example of how to present a home for sale and if you are looking for a property on the Pilton side of town and would like a garage and a garden then this house will be just what you have been looking for.

LOCATION

The Cross Park Close address is a popular and sought after edge of town location and can be found on the Pilton side of town being within easy reach of Pilton's schools, The Windsor Arms and places of employment including the North Devon District Hospital. Barnstaple the regional centre for North Devon is within 1 mile and offers a wide choice of shopping and leisure facilities as well as a bus and train station.

FRONT DOOR TO



ENTRANCE HALL

Tiled floor, double radiator, door to useful storage cupboards. Regency style panelled door to

LOUNGE-DINER 20'11 X 10'6 MAX (6.38M X 3.20M MAX)

A super room enjoying a dual aspect with french doors to garden, attractive wooden flooring, 2 double radiators, power points. Regency style panelled doors from Hallway to

KITCHEN 12'9 X 7'6 (3.89M X 2.29M)

Attractively refitted with a range of grey high gloss finished units both base and wall mounted cupboards. Built in BOSCH 4 ring gas hob and BOSCH electric oven under, single drainer sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, power points, breakfast bar with two stools, radiator, tiled floor. Door to back garden

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Hatch to loft space, door to airing cupboard with shelving and a gas combination boiler. Regency style panelled door from Landing to

BEDROOM ONE 12'5 X 10' (3.78M X 3.05M)

Radiator, power points, open views over the garden and beyond with the local countryside in the distance

BEDROOM TWO 13;7 X 8'2 (3.96M;2.13M X 2.49M)

Radiator, power points, dado rail, built in overhead storage, views over an open green. Regency style panelled door from Landing to

BATHROOM

Featuring a modern white suite with a shower above the bath, glazed shower screen, tiled wall surround, low level W.C, wash hand basin, heated towel rail

OUTSIDE

To the front there is a lawned garden with a pathway leading to the front door. To the rear there is a large back garden with an extensive timber deck leading to an artificial grassed area with a paved pathway leading to a paved sitting area.

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.