

CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	

England & Wales EU Directive 2002/91/EC

COUNCIL BAND C



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35 CHANTERS HILL, BARNSTAPLE, DEVON, EX32 8DN

Attention DIY enthusiasts!

If you are looking to put your own mark on a home then look no further than 35 Chanters Hill, an extended 3 Bedroom Semi Detached Bungalow with a garage and gardens.

£230,000

- A most conveniently situated 3 bedroom semi detached bungalow having been extended over the years to provide excellent living space
- Occupying an elevated position with open views across the town
- Long driveway providing parking for several vehicles leading to a larger than average garage
- Open plan style kitchen diner with fitted units with base and wall mounted cupboards
- Lounge with a feature fire place and a picture window overlooking the front garden and beyond
- 3 good sized bedrooms and a bathroom with a shower above the bath
- Mature shrub gardens to the front and an easy to maintain back garden being paved so no need for a lawn mower here
- Boiler 2 years old
- No Chain



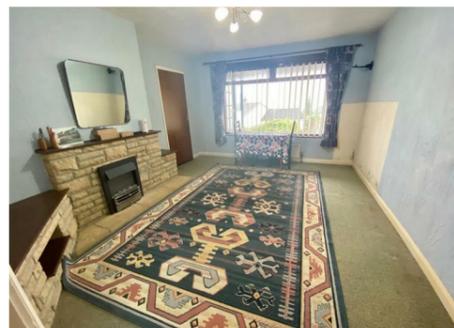
Chequers estate agents of Barnstaple are delighted to offer for sale 35 Chanters Hill, an extended 3 bedroom semi detached bungalow occupying an elevated position within the Chanters hill development with open views over the town.

The bungalow offers exciting potential for the next owner to put their own mark on a home and to carry out improvements to their own choice and specification.

The bungalow benefits from gas radiator central heating and offers spacious accommodation indeed the property is larger inside than a quick glimpse from the front would suggest this is because the bungalow has been extended to the rear with a pitched roof extension creating a larger kitchen and providing a third bedroom.



The bungalow also offers good off road parking with a driveway alongside long enough to park several vehicles end to end. At the end of the drive there is a larger than average garage 17'10 x 9'4 with power & electric. There is no need for a lawn mower here with the property having mature shrubs and bushes to the front while to the rear the garden has been paved with further shrub beds to one corner.



The Chanters Hill address is a popular edge of town location being within 1 mile of Barnstaple town centre and located on a bus route. Barnstaple is the regional town for north devon and offers a wide choice of shopping and leisure facilities as well as a train and bus station.

If you are looking for a project and are excited about the prospect of putting your own ideas into a home then the availability of 35 Chanters hill will be of particular interest.

There is no on going chain and appointments to view can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314 or by emailing tim@chequershomes.co.uk

FRONT DOOR TO

ENTRANCE PORCH

A large porch big enough for a couple of chairs and to sit and enjoy the views. Door to



ENTRANCE HALL

Radiator, power points, telephone point, hatch to loft space, door to cupboards one housing gas boiler the other housing the hot water tank, door to coat cupboard. Door off to

LOUNGE 14' X 12'1 (4.27M X 3.68M)

With a big picture window, feature fireplace with an electric fire, double radiator. Multi glazed panel door to

KITCHEN-DINING ROOM 16'11 X 9'8 (5.16M X 2.95M)

A spacious open plan style room, within the Kitchen there are fitted units with glazed wall mounted cupboards, single drainer sink unit, gas cooker point, plumbing for washing machine. Dining area with radiator, power points and door to outside

BEDROOM ONE 10'2 X 10'4 (3.10M X 3.15M)

Radiator, power

BEDROOM TWO 10'9 X 10'11 (3.28M X 3.33M)

Radiator, power points, window overlooking the back garden

BEDROOM THREE 11'3 X 7'1 (3.43M X 2.16M)

Radiator, power points

BATHROOM

With a pink suite with a bath and shower above, low level W.C, wash hand basin, extractor fan, radiator

OUTSIDE

A brick paved driveway provides off road parking, it is a long driveway - long enough to park several cars and to one end a gate leads to a further drive which in turn leads to

GARAGE 17'10 X 9'4 (5.44M X 2.84M)

A good size garage with light and power, side door from garage to back garden.

Alongside the drive to the front of the Bungalow there are mature shrubs and bushes adding interest and colour. The back garden has been designed with ease of maintenance in mind being paved with shrub beds to one corner.

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.