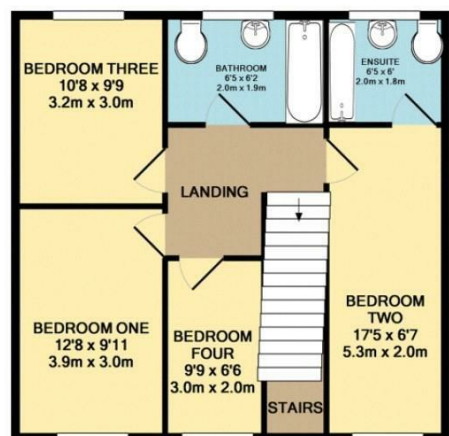


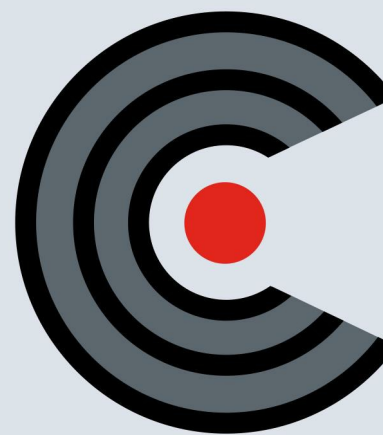
GROUND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 563 SQ.FT.  
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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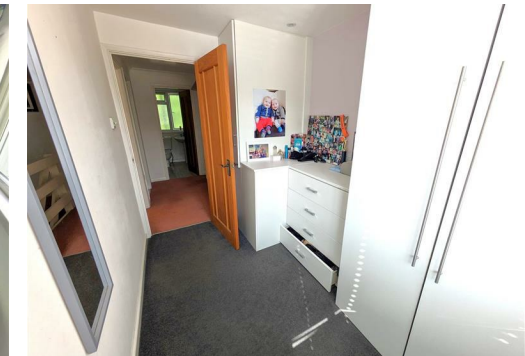
**36 MEADOW PARK,  
BIDEFORD, DEVON, EX39 3HD**

Chequers Estate Agents are delighted to offer for sale this four bedroom semi detached house in the heart of Bideford, backing onto woodland with glorious walks. The spacious accommodation is complimented by ample driveway parking and garden to the rear.

**£293,000**

CHEQUERSHOMESBARNSTAPLE

- A spacious and conveniently situated 4 bedroom house
- Large kitchen-diner ideal for family life with base and wall mounted cupboards
- Lounge and a separate reception room currently used as a playroom with patio doors leading out onto the rear garden
- 4 bedrooms - 3 double bedrooms and a single room
- Family bathroom plus en-suite
- Back garden with both paving and lawn
- To the front is ample driveway parking



Chequers estate agents are delighted to offer for sale 36 Meadow Park, a spacious four bedroom family home with rear garden and ample driveway parking.

The accommodation briefly comprises entrance porch with plenty of room for muddy boots. Large kitchen-dinner ideal for family life with integrated dishwasher and space for appliances. There is a living room and extra reception room with patio doors to rear garden. On the first floor there are three double bedrooms including an en-suite to bedroom 1 and a single bedroom which is currently being used as a dressing room.



Outside, to the front is plenty of driveway parking for up to 4 cars. To the rear is the garden backing onto woodland with lawn and paving, perfect for alfresco dining. To the front is plenty of driveway parking for up to 4 cars.

Appointments to view are recommended and can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 0121 379314.

Council tax band 'C'

#### FRONT DOOR TO

#### ENTRANCE PORCH

UPVC double glazed window, power points, coat hooks and plenty of space for shoe storage, inner door to hallway with stairs to first floor.

#### LOUNGE 13'4 X 12'9 (4.06M X 3.89M )

UPVC double glazed window to front elevation, understairs storage cupboard, power points, fitted carpet.

#### SEPARATE DINING ROOM / RECEPTION 10'8 X 8'3 (3.25M X 2.51M )

Power points, fitted carpet, double glazed patio doors leading to the rear garden

#### KITCHEN/DINER 23'9 X 15'8 (7.24M X 4.78M )

Fitted with high gloss units, inset stainless steel bowl sink set into work surface, plenty of preparation space, space for a dishwasher, cooker, fridge freezer, washing machine and tumble dryer. UPVC double glazed window to rear and front elevations, UPVC door to back garden.



#### FIRST FLOOR LANDING

Power points, doors to bedrooms and bathroom, fitted carpet, access to loft space which is boarded with pull down ladder.

#### BEDROOM ONE 12'8 X 9'11 (3.86M X 3.02M )

UPVC double glazed window to front elevation, power points, fitted carpet.

#### BEDROOM TWO 17'5 X 6'7 (5.31M X 2.01M )

UPVC double glazed window to front elevation, fitted carpet, hatch and pull down wooden ladder to further loft space with radiator and fitted carpet (the vendors currently use this space for extra storage) door to en-suite.

#### EN-SUITE 6'5 X 6'0 (1.96M X 1.83M )

Opaque window to rear elevation, panelled bath with shower over, W.C, wash hand basin, extractor fan.

#### BEDROOM THREE 10'8 X 9'9 (3.25M X 2.97M )

UPVC double glazed window overlooking the rear garden and woodland beyond, fitted wardrobe and drawers, power points, fitted carpet.

#### BEDROOM FOUR 9'9 X 6'6 (2.97M X 1.98M )

Currently used as a dressing room with fitted over stairs cupboard and fitted drawers, UPVC double glazed window to front elevation, power points, fitted carpet.

#### FAMILY BATHROOM 6'5 X 6'2 (1.96M X 1.88M )

Opaque window to rear elevation, panelled bath with shower over, W.C, wash hand basin, extractor fan.

#### OUTSIDE

To the front is ample driveway parking up to 4 cars. There is a good size garden to the rear which is laid to lawn and paving with garden shed included in the sale.

The woodland behind has public footpaths leading both to Laurel Avenue and easy pedestrian access onto Caddsdwn Industrial Estate, with a stream running through this is truly a lovely spot for children and dogs.

#### 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.

#### AGENTS NOTE

In accordance with current legislation Chequers estate agents would like to point out that the vendor of this property is an employee of the firm.