



## 120 CHANTERS HILL, BARNSTAPLE, EX32 8DE

Chequers Estate Agents welcomes you to view this superbly presented bungalow in a tucked away position near all local amenities of Barnstaple town centre. This wonderful home has a beautifully landscaped garden with ample parking and offers adaptable accommodation. Viewing is highly recommended.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £350,000



- A TRULY IMMACULATE 2 BEDROOM DETACHED BUNGALOW
- THOUGHTFULLY EXTENDED & REMODELLED TO PROVIDE A STYLISH & CONTEMPORARY LIVING SPACE
- DELIGHTFUL EASY TO MANAGE SOUTH-FACING BACK GARDEN WITH A RAISED TIMBER DECK SITTING AREA
- EXTENSIVE OFF-ROAD PARKING WITH A RECENTLY TARMACKED DRIVEWAY PLUS A GARAGE
- SUPERB KITCHEN/BREAKFAST ROOM - BEAUTIFULLY REFITTED WITH CONTRASTING COLOUR TONES & INTEGRATED APPLIANCES WITH FRENCH DOORS ONTO THE BACK GARDEN
- SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM WITH AN ABUNDANCE OF NATURAL LIGHT WITH ATTRACTIVE WOOD-EFFECT FLOORING & A CONTEMPORARY WALL MOUNTED LIVING FLAME FIRE
- 2 DOUBLE SIZED BEDROOMS & A SHOWER ROOM WITH A MODERN WHITE SUITE & DOUBLE SIZED SHOWER WITH GLAZED SCREEN
- GAS RADIATOR CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS & DOORS
- DESIRABLE TUCKED-AWAY POSITION WITHIN A SMALL CUL-DE-SAC OFF THE MAIN THROUGH ROAD



Chequers Estate Agents of Barnstaple are delighted to offer For Sale No.120 Chanters Hill - a truly fine example of how to present a Bungalow for sale.

This immaculate Bungalow has been extended and remodelled by the current Vendors, and viewers who take the time to look will be most impressed with the stylish and spacious accommodation on offer as the Bungalow has a fresh and inviting Show Home feel.

The list of improvements is long - from an attractive Kitchen extension to the creation of additional off-road car parking at the front of the property with a recently tarmacked driveway.

Upon entering the property you get the immediate sense that it has been well cared for, and looking around you can see first-hand the excellent living space on offer. There is a large open plan style Lounge/Dining Room with a contemporary living flame fire, whilst the stylish Kitchen/Breakfast Room can't fail to impress with its beautifully fitted units, contrasting colour tones and high specification finish. It features integrated appliances including a hob, oven, fridge, freezer, dishwasher and even a wine chiller - perfect for entertaining. There are two double sized Bedrooms and a well appointed Shower Room with a large double sized shower. Outside there is generous off road parking for several vehicles, plus a Garage. To the rear is a South-facing Garden with a raised timber deck sitting area, leading to a lawned area with neat shrub beds bordering.

If you are looking for a easy next move and are seeking a property you can move into, unpack and start living then this superb Bungalow is just what you've been looking for and should be added to your viewing list.





## COMPOSITE FRONT DOOR TO

### ENTRANCE HALL

Radiator, power points, coved ceiling.

Regency style panelled door to

### LOUNGE (INCORPORATING DINING ROOM)

23'5 x 13'7

A lovely open-plan room enjoying a dual aspect with an open aspect from a large picture window, contemporary wall mounted electric fire, radiator, coved ceiling, power points, dimmer switches.

### DINING ROOM

Double radiator, coved ceiling.

Regency style panelled door from Entrance Hall to

### KITCHEN/DINER

16'6 x 12'8

A most impressive Kitchen which has been recently re-fitted and extended with contemporary designed contrasting units and integrated appliances, featuring contoured work surfaces with a built-in 5 ring gas hob with wok burner and extractor hood above, built-in twin ovens, single drainer sink unit with mixer tap, tiled splashback, integrated washing machine and dishwasher, wine fridge, integrated fridge/freezer.

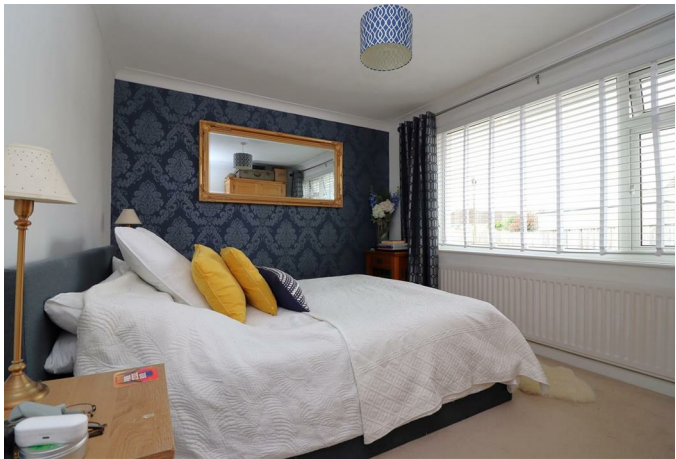
Regency style panelled door from Entrance Hall to

### BEDROOM ONE

12'6 x 9'10

Radiator, power points, coved ceiling.

Regency style panelled door from Entrance Hall to





## **BEDROOM TWO**

12'5 x 9'4

Double radiator, power points, coved ceiling.

Regency style panelled door from Entrance Hall to

## **SHOWER ROOM**

With a double sized shower with a glazed door, low level WC, vanity wash hand basin, heated towel rail, Airing Cupboard with shelving which houses the gas combination boiler.

## **OUTSIDE**

To the front there is a recently tarmacked driveway providing off-road parking for several cars., leading to a GARAGE (15'3 x 7'8) with light and power points.

To the rear there is a delightful South-facing Garden featuring a raised timber deck sitting area, with steps down to a level lawn with mature shrub beds bordering. There is side access to the rear via both sides of the Bungalow.

## **LOCATION**

The Chanters Hill address is a popular one being within easy reach of Barnstaple Town Centre.

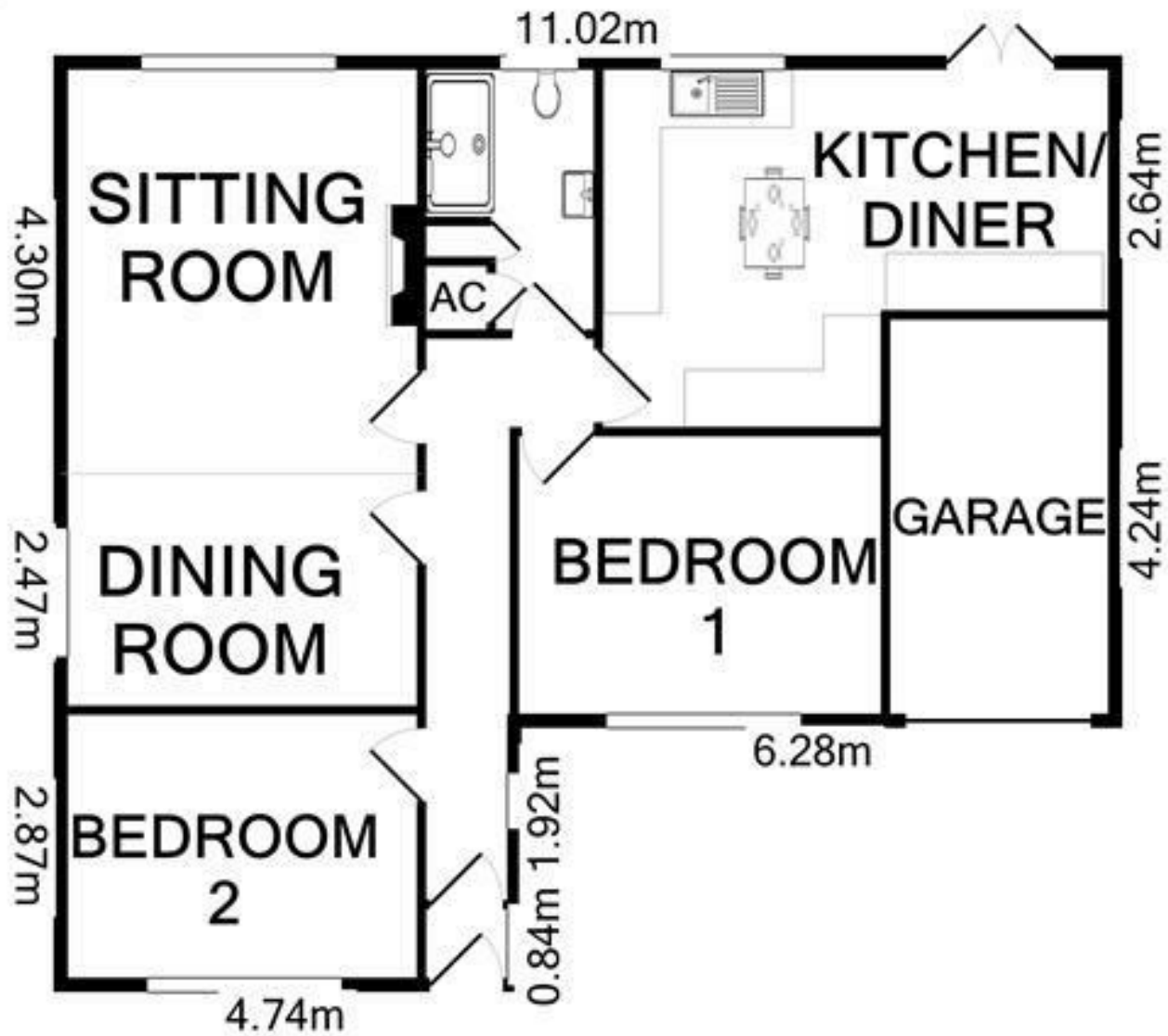
The Chanters Hill Development is a sought after and nicely established Residential Development made up mainly of bungalows with No.120 enjoying a tucked away position, being situated within a small cul-de-sac and having the added attraction of an easy to manage south facing back garden and open views extending across the town & 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.







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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND C**



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