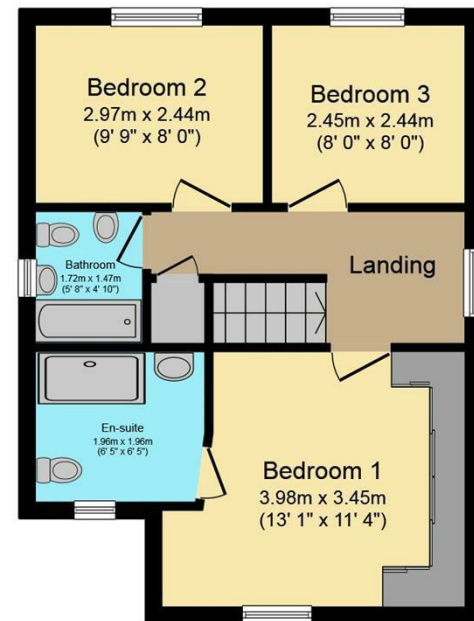




**Ground Floor**



**First Floor**

Total floor area 94.8 sq.m. (1,021 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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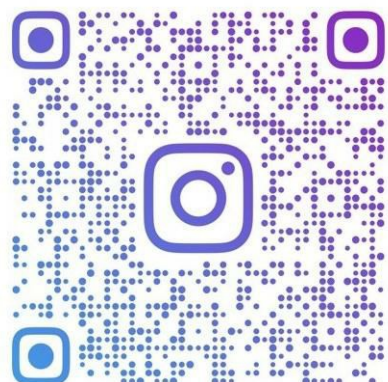
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**31 COPPICE GATE, BARNSTAPLE, DEVON, EX32 9PD**

Chequers Estate Agents are delighted to offer for sale this three bedroom detached house in the highly sought after location of Newport. The property lends itself to be a family home and has the added attraction of off road parking, a single garage as well as a fully enclosed garden.

**£332,500**

CHEQUERSHOMESBARNSTAPLE

- DETACHED THREE BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN / DINER
- COSY LIVING ROOM
- THREE BEDROOMS - ONE WITH EN-SUITE FACILITIES
- FULLY ENCLOSED REAR GARDEN OFFERING A HIGH DEGREE OF PRIVACY
- SINGLE GARAGE AND OFF ROAD PARKING FOR ONE CAR
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- A MUST VIEW!
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer for sale this spacious family home, situated in a popular location of Newport, close to all amenities and facilities including a highly rated primary school. This property has the added attraction of off-road parking, a single garage and a fully enclosed rear garden offering a high degree of privacy. Chequers estate agents the sole selling agents recommend an early internal inspection to appreciate what this property has to offer.

The accommodation briefly comprises, welcoming hallway with handy cloakroom. A fitted kitchen with ample of cupboard space leading through to a utility room. The lounge is light and spacious with bay window to the front elevation. To the first floor are three bedrooms, one with en-suite facilities and a family bathroom. Outside there is parking for one car on the driveway with patio pathway leading to the front door. A side access gate leads to the rear garden which is laid mainly to lawn with an area of patio perfect for alfresco dining.



The Coppice Gate address is a sought-after location and is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.



#### ENTRANCE HALLWAY

Welcoming entrance hallway with stairs to first floor landing, laminate flooring.

#### CLOAKROOM 6'2" X 2'8" (1.88M X 0.81M)

UPVC double glazed opaque window to side elevation. WC, wash hand basin. Radiator, laminate flooring.

#### LIVING ROOM 13'1" X 10'10" (3.99M X 3.32M)

UPVC double glazed bay window to front elevation overlooking the garden. Feature gas fire making a lovely focal point to the room, radiator, fitted carpet.



#### KITCHEN / DINER 18'0" X 10'7" (5.49M X 3.24M)

A fitted kitchen with ample of cupboard space. Further matching wall cabinets and drawers. Inset stainless steel 1 1/2 bowl sink set into work surface with cupboard space below. Space for upright oven, space and plumbing for dishwasher, space for upright fridge/freezer. The open plan kitchen / diner has plenty of space to entertain family and friends. Space for dining table, radiator, useful understairs cupboard, laminate flooring. Double glazed window to rear elevation and sliding doors giving access to the garden.

#### UTILITY ROOM 5'10" X 2'7" (1.80M X 0.80M)

A well equipped utility room with inset stainless steel single bowl sink set into work surface with cupboard space below. Space and plumbing for washing machine as well as space for tumble dryer. Wall mounted combination boiler supplying the central heating system, radiator, laminate flooring. Door giving access to the side of the property.

#### FIRST FLOOR LANDING

A spacious landing area with UPVC double glazed window to side elevation. Access to loft space, useful over the stairs cupboard, fitted carpet.

#### BEDROOM ONE 13'0" X 11'3" (3.98M X 3.45M)

UPVC double glazed window to front elevation. Fitted wardrobes, radiator, fitted carpet.

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

A three-piece suite comprising corner shower cubicle in a splashback surround, WC, pedestal wash hand basin. UPVC double glazed opaque window to front elevation, heated towel, fitted carpet.

#### BEDROOM TWO 9'8" X 8'0" (2.97M X 2.44M)

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet

#### BEDROOM THREE 8'0" X 8'0" (2.45M X 2.44M)

UPVC double glazed window to rear elevation, radiator, fitted carpet. Bedroom three is currently used as an office.

#### GARDEN

To the front of the property is a small garden laid to lawn. The driveway provides off road parking for one car and leads to the single garage. A side access pedestrian gate leads around to the back of the property. The rear garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The patio area can be covered with the awning. The garden offers a high degree of privacy and is fully enclosed backing onto a lovely well established tree border. There are flower borders providing the perfect space for shrubs and plants. The garden has two useful storage sheds with lighting. Overall the garden is the perfect space for children to play and pets to potter.

#### GARAGE 18'1" X 8'11" (5.53M X 2.74M)

Up and over door. Power and lighting connected. Storage in the eaves.

#### 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.