

Total floor area 104.9 m<sup>2</sup> (1,129 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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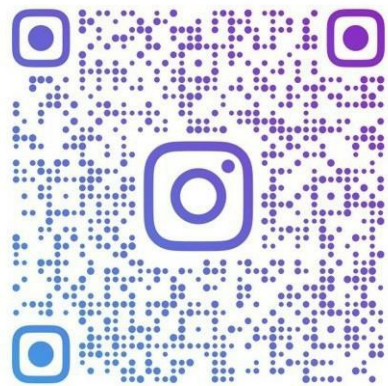
Smart Move

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**101 CHANTERS HILL, BARNSTAPLE, EX32 8DQ**

A spacious two bedroom semi-detached bungalow located on the outskirts of Barnstaple town centre. The property has a fully enclosed private garden, off road parking with a single garage.

**£279,950**

- A semi-detached 2 bedroom bungalow
- Great size kitchen with integrated appliances
- Spacious lounge and diner
- Off road parking
- Single garage
- sought after area and close to amenities
- No onward chain



Situated on the outskirts of Barnstaple town centre is this spacious two bedroom semi-detached bungalow, approximately a 15 minutes walk to the towns amenities and bus station and enjoys some distant countryside views to the rear from the enclosed garden. The property is located in a convenient location for schooling and amenities but also for public transport with a Route 10 bus stop close by along with Chandlers Hill being a permit holder restricted road.

Barnstaple town centre is within easy driving distance or a short downhill walk being under 1 mile to the nearest car park and amenities. 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 newly built 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.

#### DIRECTIONS

From Barnstaple Town centre following Bear Street, at the crossroads, continue uphill onto Goodleigh Road. Take the right hand turning onto Sowden Lane that leads to Chanters Hill where the property can be found on the left hand side clearly identified by a Chequers for sale board.

#### ENTRANCE

As you enter the property you are lead into the newly updated porch that has a double glazed door into the entrance hallway.

#### ENTRANCE HALLWAY

Radiator, fitted carpet, doors to rooms.

#### LOUNGE 13'6 X 10'4 (4.11M X 3.15M )

Spacious lounge that has a double glazed window facing the front of the property. Feature fireplace making a lovely focal point, radiator, fitted carpet.

#### DINING ROOM 9'3 X 7'3 (2.82M X 2.21M )

Entry through the living room is a perfect space for a dining table. Double patio doors leading to the back garden, radiator, fitted carpet.



#### KITCHEN 16'2 X 6'4 (4.93M X 1.93M )

A well presented spacious kitchen, white cupboards with integrated oven, electric hob and extractor. Double glazed large window facing the rear of the property. Tiled flooring and feature spotlights throughout. There is also access to the garage from the kitchen.

#### BEDROOM TWO 10'0 X 9'6 (3.05M X 2.90M )

Double bedroom with built in wardrobes. Double glazed window facing the rear of the property. Radiator, fitted carpet.

#### BEDROOM ONE 10'9 X 9'6 (3.28M X 2.90M)

Double bedroom with double glazed window facing the rear of the property. Radiator, fitted carpet.

#### BATHROOM 7'3 X 5'8 (2.21M X 1.73M )

Walk in shower room with a sink and w/c. Laminated flooring and a heated towel rail installed. There is also integrated storage cupboards housing boiler supplying hot water and central heating system .

#### GARAGE 14'1 X 7'2 (4.29M X 2.18M )

Access through the kitchen and the front of the garage, with power and light connected.

#### OUTSIDE

To the front of the property is driveway parking for one car leading to a single garage. To the rear is a fully enclosed private garden laid mainly to lawn with an area of patio, perfect for summer BBQ's.

#### 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.