



2 SAINTE HONORINE DU FAY CLOSE, SWIMBRIDGE, BARNSTAPLE, EX32 0PE

NO ONWARD CHAIN. A modern, link detached three bedroom property located in a quiet cul-de-sac in the heart of Swimbridge. The property has an attractive enclosed garden, off-road parking, single garage and is available to the market with no onward sales chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£350,000



- Recently been improved and modernised throughout
- Retaining some characterful features
- Modern kitchen/dining room
- Cosy living room with feature wall
- Off road parking for two cars
- Single garage
- Fully enclosed and private rear garden
- No onward sales chain



Chequers estate agents are delighted to offer for sale this three bedroom property situated in the heart of a pretty, timeless village of Swimbridge which offers a good range of amenities including pub, playing field, church and community hall as well as an outstanding primary school. There are countryside walks with easy access to further amenities and facilities. The property is located and is perfect for those seeking a village lifestyle in an active community yet with an easy access of the larger village of Landkey which is about 2 miles, which has a village shop as well as a pub. Regional Centre in Barnstaple is about 4 miles away. 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 pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further Sandy beaches and coastal walks at Saunton, Croyde and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

This link detached property has recently been refurbished and modernised throughout and the accommodation briefly comprises a welcoming entrance hallway with handy cloakroom and stairs to 1st floor landing. To the ground floor is an open plan modern kitchen/dining room with door leading to conservatory which overlooks the garden. There is a cosy living room whilst to the first floor are three bedrooms and a modern shower room. At the front of the property is a driveway providing off-road parking for two cars which leads to the single garage with light and power connected. Also at front is a small garden area with a flower border. A gate provides rear pedestrian access to the fully enclosed rear garden which offers a high degree of privacy. The garden is slightly tiered with an area of patio perfect for alfresco dining, steps that lead to a further lawned area which is perfect for children to play and pets to potter. In all this property really is a perfect family home situated in the beautiful village of Swimbridge.

Chequers estate agents the sole selling agents advise an internal inspection to appreciate what this property has to offer.





ENTRANCE HALLWAY

A spacious entrance hallway with stairs to first floor landing, handy under storage cupboard with shelving and hanging hooks, radiator, laminate flooring.

CLOAKROOM

5'8 x 2'8

A modern cloakroom with UPVC double glazed opaque window to front elevation, W.C, wash hand basin. Radiator, laminate flooring.

LOUNGE

16'6 x 10'7

Cosy living space with feature wall with handy cupboard which houses the electric meter box. The living room is dual aspect with UPVC double glazed window to front and rear elevation overlooking the garden. Radiator, laminate flooring.



KITCHEN / DINING ROOM

16'5 9'8

A modern and attractively fitted kitchen with inset single bowl sink with cupboard space below. Further matching wall cabinets and drawers with wine rack, fitted oven and five ring gas hob and extractor above, space and plumbing for washing machine and space for upright fridge freezer. The kitchen has space for a dining room and again is dual aspect with UPVC double glazed window to front and rear elevation, radiator, laminate flooring.

CONSERVATORY

UPVC double glazed windows to side and rear elevation overlooking the garden, tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window to rear elevation, access to the loft space, heating control box, fitted carpet.



BEDROOM ONE

16'5 x 9'9

A spacious dual aspect double bedroom with UPVC double glazed window to front elevation and rear overlooking the garden. Fitted double wardrobe with hanging space, radiator, fitted carpet.

BEDROOM TWO

10'8 x 9'1

UPVC double glazed window to front elevation with glimpses of countryside in the far distance, built in wardrobe space and drawers, radiator, fitted carpet.



BEDROOM THREE

10'8 x 7'1

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

SHOWER ROOM

8'8 x 7'8

A modern three piece suite comprising single shower cubicle in an tiled surround with electric shower head over, W.C, vanity sink unit with handy cupboard space housing boiler. Heated towel rail, laminate flooring. UPVC double glazed opaque window to front elevation.

GARAGE

17'2 x 8'7

Up and over door, rear access door, light and power connected

NOTE

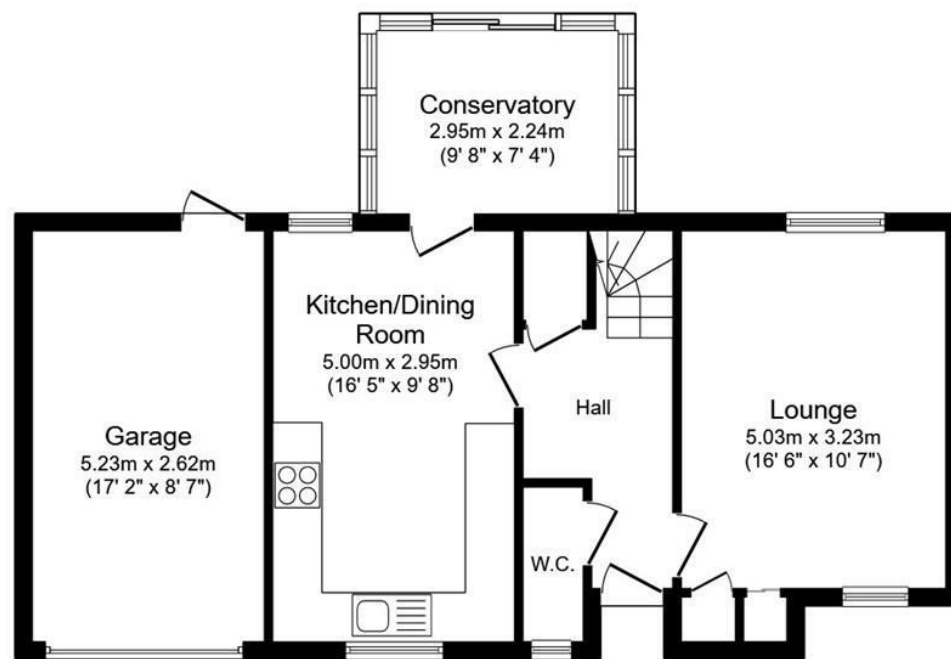
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.

GARDEN

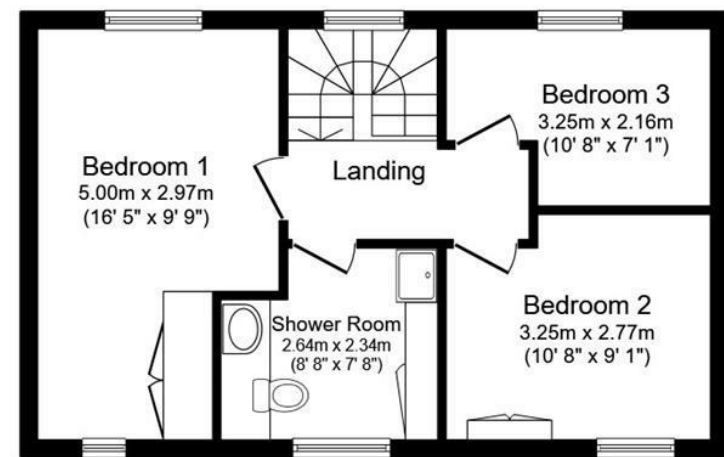
To the front of the property is a driveway providing off road parking for two cars. The driveway leads to the single garage. To the front of the property is a small garden area laid to lawn with a flower border. A side access gate leads to the fully enclosed rear garden which offers a high degree of privacy. The garden has an area of patio which is perfect for summer evening and then steps leads up to a further lawn lawn. The garden enjoys glimpses of the church and countryside.







Ground Floor



First Floor

Total floor area 101.9 sq.m. (1,097 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND



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