



30, PENHILL VIEW, BICKINGTON, BARNSTAPLE, EX31 2FF

Searching for your perfect family home but not yet found the one?

Chequers estate agents are delighted to offer for sale this four bedroom detached property to the market in a highly sought-after location of Bickington. Situated towards the end of a no through road with off-road parking, a single garage and benefiting from a decent sized rear garden, this property is a must for you.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£350,000



- **MODERN AND SPACIOUS DETACHED FAMILY HOME**
- **SPACIOUS AND LIGHT LIVING ROOM**
- **KITCHEN / DINING AREA WITH PATIO DOORS TO THE GARDEN**
- **FOUR DECENT SIZE BEDROOMS - 1 ENSUITE**
- **DRIVEWAY PROVIDING OFF ROAD PARKING**
- **SINGLE GARAGE**
- **CLOSE TO AMENITIES AND FACILITIES**
- **VIEWS OF COUNTRYSIDE IN THE FAR DISTANCE**
- **A PERFECT TURN KEY OPPORTUNITY**



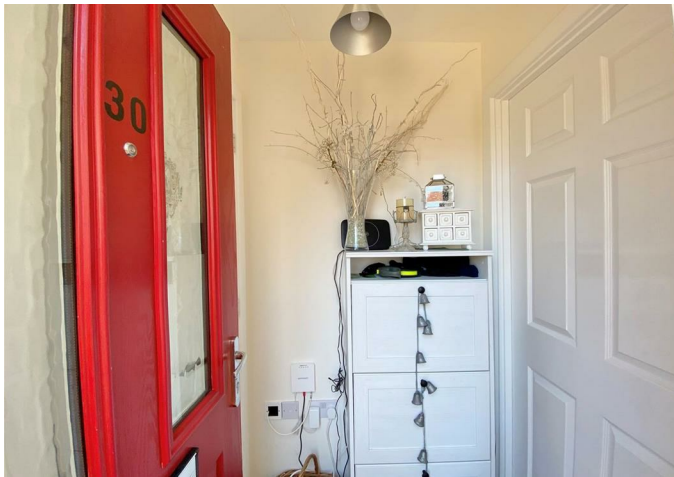
Chequers Estate Agents of Barnstaple are proud to present this four bedroom detached house in a sought-after area of Bickington. Presented to the market and being well presented throughout this property lends itself to an internal inspection to appreciate what 30 Penhill View has to offer.

The accommodation briefly comprises: A welcoming porch with handy cloakroom off. A door leads to the light and airy lounge area flowing into the open plan Kitchen / dining area, with various built in appliances and plenty of cupboard space. Patio doors lead to the fully enclosed garden. Whilst to the first floor are 4 bedrooms (1 ensuite) and a family bathroom. Where Penhill View stand out is the lovely size fully enclosed garden and lovely walks within close proximity. The property from the rear elevation enjoys views towards countryside. The property comes with the remainder of the NHBC warranty.

Penhill View is situated in Bickington which offers every day amenities and a bus route which gives access to Barnstaple town centre the historic and regional centre of North Devon as well as Bideford town centre. Situated in the valley of the river Taw, The property is surrounded by beautiful countryside and some of the areas best beaches. Barnstaple town itself offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants. The vibrant town combines modern shopping facilities as well as a popular market. Our best known sandy beaches such as Woolacombe, Croyde, Saunton and Instow are within easy reach on the A361 North Devon link road provides convenient access to the M5 motorway network and beyond.

No. 30 Penhill View really does tick a lot of boxes and if you're looking for a detached four bedroom home close to local amenities then this inviting home will be of added interest and should be added to your viewing list. For further details please contact the sole selling agent Chequers estate agents of Barnstaple on (01271) 379314 or alternatively email claire@chequershomes.co.uk





ENTRANCE PORCH

3'6 x 3'1
Fitted carpet

CLOAKROOM

4'6 x 3'5
UPVC double glazed window to front elevation, vanity wash hand basin, W.C. Radiator, part tiled surround, laminate flooring.

LOUNGE

14'9 x 10'8
UPVC double glazed window to front elevation, a cosy living space with radiator, fitted carpet.

KITCHEN / DINING ROOM

19'4 x 15'4
UPVC double glazed window overlooking the rear garden. A modern fitted kitchen with plenty of work surface, further matching wall cabinets and base units, fitted one and a half stainless steel sink inset into work surface with cupboards below. Various integrated appliances comprising: Fitted fridge / freezer and built in dishwasher. Built in double oven, with 5 ring gas hob and extractor over, integrated washer / dryer. Matching drawers, spotlighting, space for dining table, stairs to first floor landing, radiator, laminate flooring, Cupboard housing gas boiler. UPVC double glazed patio doors to garden.



FIRST FLOOR LANDING

A spacious landing area with access to loft. Handy cupboard, radiator, fitted carpet.

BEDROOM ONE

11'10 x 10'3
UPVC double glazed window to rear elevation overlooking the garden and countryside beyond, radiator, fitted carpet.

EN-SUITE

8'3 x 3'2
A modern 3 piece suite with shower cubicle in a tiled surround with fitted shower, W.C, pedestal wash basin. UPVC double glazed opaque window to side elevation, heated towel rail, shaver socket, extractor fan.

BEDROOM TWO

12'3 x 8'1
A double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.





BEDROOM THREE

11'5 x 8'7

UPVC double glazed window to rear elevation overlooking the rear garden and rolling fields beyond, radiator, fitted carpet.

BEDROOM FOUR

8'8 x 6'3

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

BATHROOM

6'4 x 6'3

A modern 3 piece white suite comprising panelled bath, W.C, pedestal basin, heated towel rail, extensive tiling, fitted carpet, shaver socket.



GARAGE

18'6 x 8'4

With up and over door. Power and lighting connected.

OUTSIDE

To the front of the property is a driveway provides off-road parking. A side access gate leads to the rear garden which is a decent size. Laid to lawn with an area of patio perfect for alfresco dining. Overall the garden is fully enclosed and is perfect for those all-important summer barbecues, children to play and pets to potter.

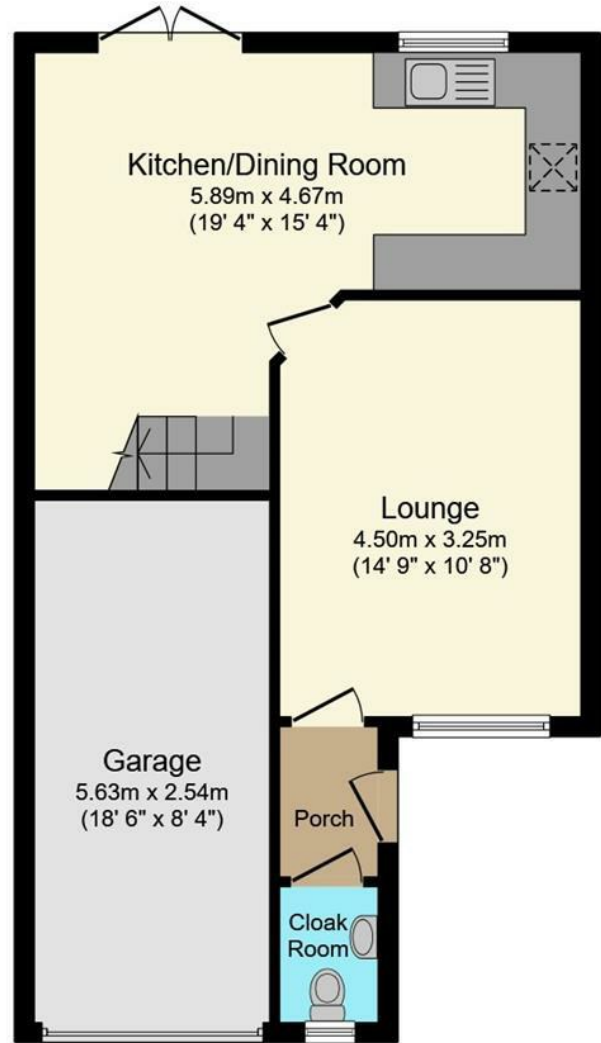
AGENTS NOTES

Management Fee - £200 per Year.

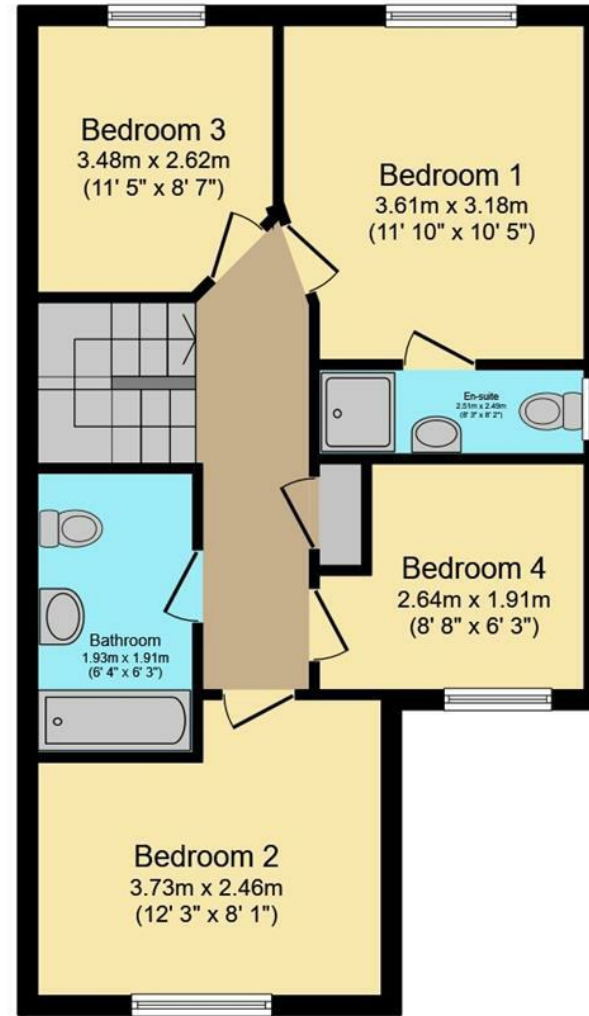
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should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







Ground Floor




First Floor

Total floor area 108.8 sq.m. (1,171 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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