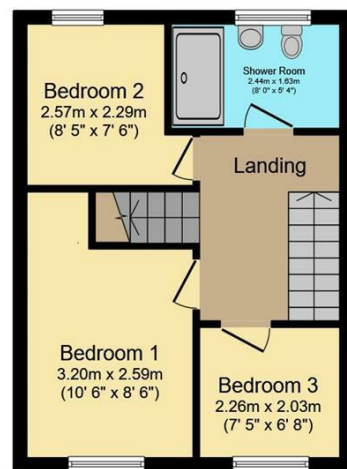
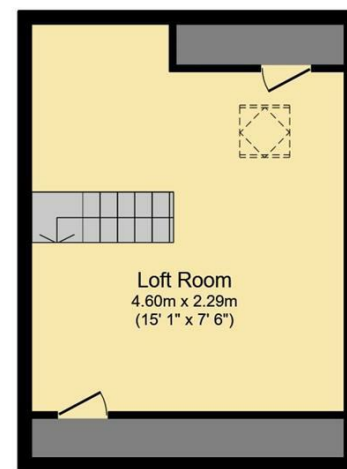


Ground Floor



First Floor



Second Floor

Total floor area 108.8 sq.m. (1,172 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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83 FURZE PARK ROAD, BRATTON FLEMING

BARNSTAPLE, DEVON, EX31 4TA

Are you looking for a village life style?

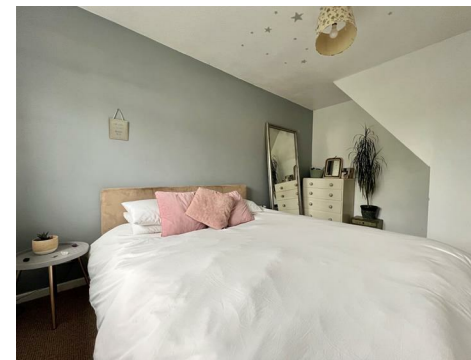
Chequers Estate Agents are delighted to offer for sale 83 Furze Park Road, a stylishly presented and extended 3 bedroom home with a modified interior creating open plan living with the added attraction of a converted loft space.

£235,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

COUNCIL TAX BAND B

- A spacious 3 bedroom end of terraced home with a garage, enjoying a tucked away position and located in the village of Bratton Fleming close to a village school and shop
- Offering stylishly presented and extended accommodation
- Spacious open plan kitchen/ diner family room with patio doors to the garden
- Large lounge with useful under stairs storage cupboard
- Three bedrooms with open views towards the local countryside in the distance
- Shower room with a white suite featuring a large double sized shower with a glazed shower screen
- Stairs from the first floor landing to a converted loft space with a velux window and eaves storage
- Enclosed back garden attractively decked with access to a substantial work shop with power and light
- Within easy reach of countryside walks and village amenities including a shop, school, church, sports social club and a millennium green with a children's play park
- A must view



Chequers estate agents of Barnstaple are delighted to offer for sale 83 Furze Park Road, a spacious 3 bedroom end of terraced home having been extended and offering excellent living space with an eye catching and contemporary twist.

If you have been looking for a village life style and would like to be part of a village community then Bratton Fleming with its school, shop, church, millennium green and sports social club will be of particular interest. There are countryside walks from virtually your door step while within a few miles you have the open spaces of the Exmoor National Park. The property enjoys an open outlook and from the bedroom windows you can enjoy open views over the neighbouring countryside.



An internal viewing is strongly recommended and then you will see first hand that no 83 Furze Park Road is something a little bit different. If you like the idea of modern open plan living then you will really appreciate the way the ground floor accommodation flows from the large and airy lounge to the attractively fitted open plan kitchen/ diner. These tastefully presented rooms give the house a stylish and contemporary feel and you will be surprised at the living space on offer, indeed the property is far larger inside than a quick glimpse from the front would suggest.

Upstairs you will find 3 bedrooms and a family shower room featuring a white suite and a good sized shower with a glazed shower screen. A staircase has been thoughtfully installed to lead to the second floor where you will find a converted loft space which has a velux window. As this room doesn't have building regulations it cant be officially classed as a room, however as you can see it is being used as a 4th Bedroom by the current owners.

Outside you will see gardens to both the front and rear with the back garden being enclosed an ideal area for children to play and for pets to potter. There is access to a substantial workshop with power and light and close by, there is a garage en-bloc which is included in the sale.

If you would like to find a home where you can turn the key and start living and you like the idea of being involved within a bustling village and being able to walk to a village school then no 83 Furze Park Road in the village of Bratton Fleming will be worth a closer look. Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple the vendors sole agents on 01271 379314.

FRONT DOOR TO

ENTRANCE PORCH 5'1 X 2'8 (1.55M X 0.81M)

A useful porch with plenty of hanging space for coats and shelving for shoes.



LIVING ROOM 16'0 X 13'7 (4.88M X 4.14M)

A spacious living room with UPVC double glazed window to front elevation. Useful under stairs storage, electric radiator, fitted carpet. Stairs lead up to fist floor landing.

CLOAKROOM / UTILITY 7'3 X 4'1 (2.21M X 1.24M)

A useful cloakroom with WC and wash hand basin. Appliance space and plumbing for washing machine and space for tumble dryer, laminate flooring.

DINING ROOM 11'2 X 8'3 (3.40M X 2.51M)

Space for dining table providing a perfect space to entertain family and friends, electric night storage heater, wooden flooring.

KITCHEN 13'0 X 8'6 (3.96M X 2.59M)

A modern fitted kitchen with base units as well as drawers. Inset single bowl sink set into work surface with cupboard space below. Integrated double oven with four ring electric hob, space for upright fridge / freezer, breakfast bar, electric radiator, laminate flooring. Two UPVC double glazed windows to rear elevation as well as patio doors giving access to the garden.

STAIRCASE FROM GROUND FLOOR TO

FIRST FLOOR LANDING

Stairs lead up to the second floor, access to loft space, electric radiator, fitted carpet.

BEDROOM ONE 10'6 X 8'6 (3.20M X 2.59M)

UPVC double glazed window to front elevation, electric night storage heater, fitted carpet.

BEDROOM TWO 8'5 X 7'6 (2.57M X 2.29M)

UPVC double glazed window to rear elevation with views towards countryside in the far distance, fitted carpet.

BEDROOM THREE 7'5 X 6'8 (2.26M X 2.03M)

UPVC double glazed window to front elevation, fitted carpet.

SHOWER ROOM 8'0 X 5'4 (2.44M X 1.63M)

With a white suite with a double sized shower with a glazed shower screen, low level W.C, wash hand basin, electric wall heater

STAIRCASE FROM FIRST FLOOR LANDING TO

LOFT ROOM 15'1 X 7'6 (4.60M X 2.29M)

With a velux window, storage space within the eaves, downlighting, power points

OUTSIDE

To the front there is a lawned garden with raised shrub borders access to a useful store ideal for bikes etc. To the rear there is a enclosed garden which has been decked for ease of maintenance. Door to workshop with power points, light and fitted shelving. A gate provides rear access.

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.