



## 20 SOWDEN PARK, BARNSTAPLE, DEVON, EX32 8EH

Chequers Estate Agents are delighted to present to the market this well proportioned three bedroom end-terrace property to the market in a convenient location with the added attraction of a beautiful south facing rear garden and garage en-bloc.



### CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**£240,000**



- **THREE BEDROOM END-TERRACE PROPERTY**
- **MODERN KITCHEN WITH CONSERVATORY OVERLOOKING THE GARDEN**
- **OPEN PLAN LIVING / DINING ROOM**
- **THREE BEDROOMS AND A FAMILY BATHROOM**
- **FULLY ENCLOSED AND PRIVATE SOUTH FACING REAR GARDEN**
- **GARAGE EN-BLOC**
- **CONVENIENT LOCATION**
- **WELL PROPORTIONED, LIGHT AND SPACIOUS ACCOMMODATION**
- **CLOSE TO AMENITIES AND FACILITIES**
- **A MUST VIEW!**



Chequers Estate Agents welcomes you to view this well presented 3 bedroom end-terrace property which lies within close proximity of local schools and amenities. The property is a wonderful family home.

The ground floor offers a bright and welcoming entrance hallway with useful storage fitted under the stairs. The hallway leads to a spacious and light living / dining room with feature fireplace making a lovely focal point to this cosy living space. The dining area is the perfect place to enjoy home cooked meals with family and friends. The modern kitchen is a stunning addition of this family home and has ample cupboard space. The kitchen has a door which leads out to the conservatory which overlooks the garden. To the first floor are three bedrooms, two of which are doubles and a family bathroom.

The delightful outdoor space offers a low maintenance front garden laid to lawn with raised flower borders. A side access gate leads to the rear garden which has been well landscaped by the current owners. The sunny garden is fully enclosed and offers a degree of privacy. The garden is laid mainly to lawn with an area perfect for alfresco dining and entertaining family and friends. Towards the end of the garden is a further patio with a fitted barbecue and raised flower borders. Overall the garden is wonderful space for children to play and pets to potter and Chequers Estate Agents, the sole selling agents recommend an internal inspection to appreciate the accommodation and space the property has to offer.

## **SITUATION**

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, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.





## DIRECTIONS

From Barnstaple town centre continue towards Barbican Road and at the roundabout turn left, passing the garage, immediately taking the left hand turning into Victoria Road. Upon reaching the roundabout, turn right onto Forches Avenue. Continue, until the end of the road taking the left onto Sowden Park, where the property can be found on the right hand side at the end of the terrace with the number plate clearly displayed.

## ENTRANCE HALLWAY

A welcoming entrance hallway with understairs storage. Stairs rising to first floor landing, heating control box, radiator, fitted carpet.

## DINING ROOM

10'3 x 7'2

UPVC double glazed window to front elevation overlooking the front garden, space for table, fitted carpet.

## LOUNGE

10'09 x 14'4

UPVC double glazed window to front elevation overlooking the front garden, feature gas fireplace, radiator, fitted carpet.

## KITCHEN

20'9 x 5'9

A modern fitted kitchen with ample cupboard space. Further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into work surface with cupboard space below. Space for fridge freezer, oven and space and plumbing for washing machine and tumble dryer. Plenty of preparation space, vinyl flooring. Two UPVC double glazed windows to rear elevation and door to conservatory, radiator, extensive tiling.

## CONSERVATORY

7'05 x 20'9

PVC double glazed windows overlooking the garden and fields beyond.

## FIRST FLOOR LANDING

A spacious landing with access to all bedrooms and the family bathroom, useful cupboard with linen shelving, fitted carpet.





## BEDROOM ONE

10'6 x 10'1

A dual aspect double bedroom with PVC double glazed window to front and side elevation, fitted cupboard and carpet.

## BEDROOM TWO

10'09 x 7'2 plus recess 10'6 max

PVC double glazed window to front elevation, radiator, fitted carpet, fitted wardrobe.

## BEDROOM THREE

12'1 x 6'7

A single bedroom with PVC double glazed window to rear elevation with views towards fields in the distance, radiator, fitted carpet.



## BATHROOM

Panelled bath with shower over in a tiled surround, W.C, sink, PVC double glazed window to rear elevation.

## OUTSIDE

To the front of the property is a wooden gate leading to the small front garden which is laid to lawn with raised flower borders. A patio pathway leads around to the side of the property and the front door to 20 Sowden Park. To the rear of the property is a fully enclosed south facing garden which has been landscaped by the current owners. The garden offers a degree of privacy and is laid mainly to lawn with patio areas perfect for alfresco dining or to enjoy a summer barbecue.

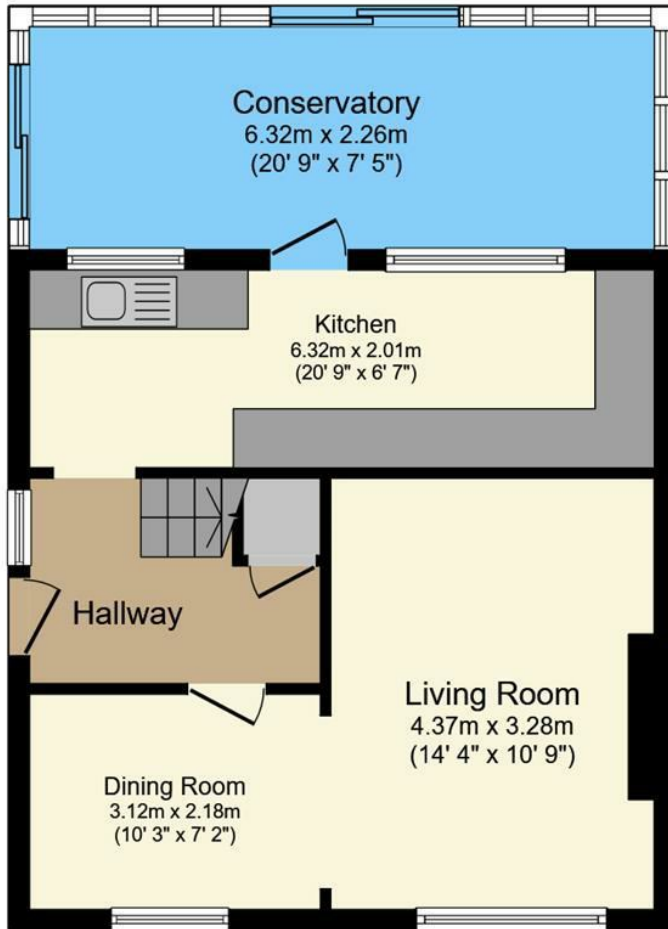
## GARAGE EN-BLOC

## 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.

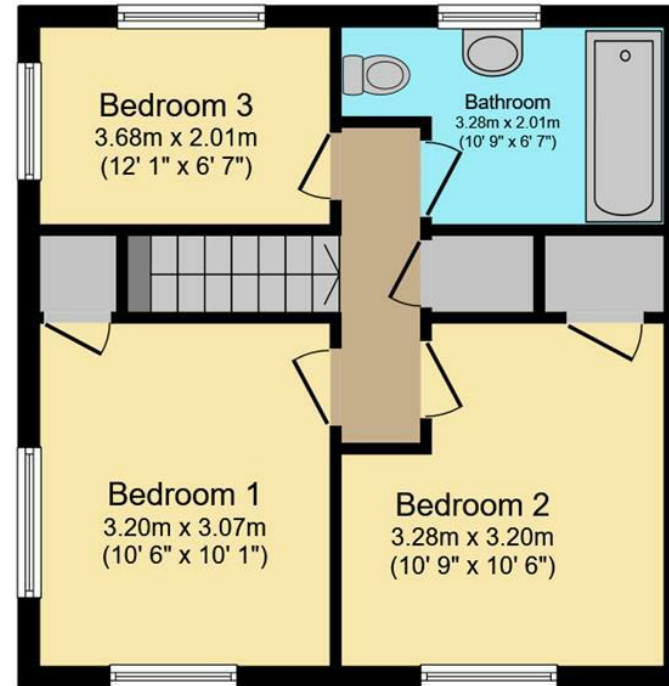






### Ground Floor

Floor area 56.5 m<sup>2</sup> (608 sq.ft.)



### First Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.)

**TOTAL: 97.5 m<sup>2</sup> (1,049 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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