



Floor Plan

Floor area 85.9 sq.m. (925 sq.ft.)

TOTAL: 85.9 sq.m. (925 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



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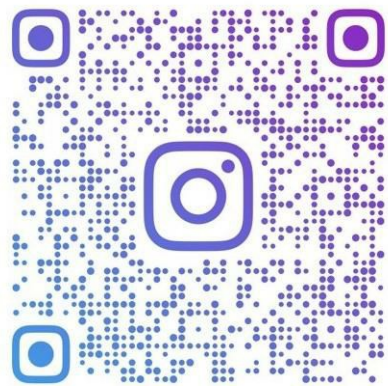
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DASSET, VICARAGE ROAD, LANDKEY

BARNSTAPLE, EX32 0JR

Chequers Estate Agents are delighted to offer for sale this spacious three bedroom detached bungalow, located in the highly sought after village of Landkey. Benefiting from front and rear gardens, a useful lean-to workshop as well as off road parking. Early viewing is recommended.

£340,000

CHEQUERSHOMESBARNSTAPLE

- DETACHED BUNGALOW
- LARGE KITCHEN / DINER
- COSY LIVING ROOM WITH WOOD BURNER
- THREE BEDROOMS AND A MODERN SHOWER ROOM
- FRONT AND REAR GARDENS OFFERING A HIGH DEGREE OF PRIVACY
- OFF ROAD PARKING FOR ONE CAR
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- GOOD SCHOOLS AND PUB
- CLOSE TO A BUS ROUTE



Chequers Estate Agents are delighted to offer this spacious three bedroom detached property to the market located in the heart of the highly sought after village location of Landkey. Vicarage Road is situated near to a bus route, primary school as well as within easy reach to all amenities and facilities Landkey has to offer. The property has the added attraction of a driveway providing off road parking for one car, a workshop and a fully enclosed garden which offers a high degree of privacy, the perfect place for children to play and pets to potter. Overall, Dasset is worthy of an internal inspection to appreciate what this home has to offer.



The accommodation briefly comprises: a welcoming entrance hallway that leads to the living room which enjoys a working wood burner. The hallway provides level access to all internal rooms including a large fitted kitchen / dining room with ample cupboards and space for all appliances. There are three bedrooms as well as a modern fitted three piece shower room suite.

To the front of the property is a garden area laid to lawn, as well as a driveway providing off road parking for one car. The lawn area gives potential to create further parking if someone desires. The driveway leads to the workshop with power and lighting connected. To the rear of the property is a fully enclosed rear garden laid mainly to lawn with an area of patio and decking, perfect for alfresco dining.

HALLWAY

A welcoming and spacious hallway with access to loft, fuseboard, radiator, laminate flooring.

LOUNGE 17'9 X 11'1 (5.41M X 3.38M)

Two wooden framed windows to front elevation overlooking the garden. Working burner, 2 radiators, laminate flooring.

KITCHEN/DINER 14'6 X 11'5 (4.42M X 3.48M)

A spacious kitchen / diner with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into work surface with cupboard space below. Space and plumbing for washing machine. There is also space for a fridge/freezer and a range cooker. Room for a table, wooden framed window to rear elevation overlooking the garden and side elevation, tiled flooring.



LEAN-TO WORKSHOP

Power and light, double doors to front garden.

BEDROOM ONE 11'4 X 7'5 (3.45M X 2.26M)

Two wooden framed windows to front elevation overlooking the front garden, radiator, fitted carpet.

BEDROOM TWO 11'4 X 7'5 (3.45M X 2.26M)

Wooden framed window to rear elevation overlooking the garden. Radiator, fitted carpet.

BEDROOM THREE 11'4 X 5'7 (3.45M X 1.70M)

Wooden framed window to rear elevation, radiator, fitted carpet.

SHOWER ROOM 8'7 X 5'3 (2.62M X 1.60M)

A walk in double shower in a splash-back surround, W.C, sink. Wooden framed window to side elevation, useful airing cupboard, heated towel rail, vinyl flooring.

OUTSIDE

To the front of the property is a driveway providing off road parking for one car. The front garden is laid mainly to lawn with double doors leading to the workshop. To the rear of the property is a fully enclosed garden laid to lawn with an area of decking. The decking has a hot tub which is included in the sale. There is also an area of patio and useful outside shed.

AGENTS NOTE

If needing a mortgage for a purchase of a property, please check with your mortgage advisor whether the lender will lend on this type of property as it is of a non standard construction (concrete over timber), we have been advised that the owner was able to gain the mortgage he needed 4 years ago.

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.