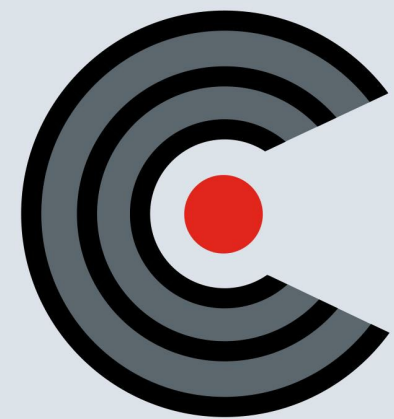




## 29, MAER TOP WAY, BARNSTAPLE, EX31 1RZ

Looking for the forever family home? Your search is over!

Chequers Estate Agents are delighted to present to the market this spacious five bedroom detached home in the highly sought after and desired location of Pilton. The property has ample off road parking, a double garage as well as a fully enclosed landscaped garden. Available to the market with no onward sales chain.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £545,000





- **YOUR DREAM FAMILY HOME**
- **DETACHED FIVE BEDROOM HOUSE WITH DOUBLE GARAGE**
- **MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES AND SEPARATE UTILITY ROOM**
- **FOUR RECEPTION ROOMS**
- **FIVE GOOD SIZE BEDROOMS - ONE WITH DRESSING ROOM AND EN-SUITE FACILITIES**
- **DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING LEADING TO THE DOUBLE GARAGE**
- **FULLY ENCLOSED LANDSCAPED GARDEN**
- **HIGHLY SOUGHT AFTER LOCATION**
- **CLOSE TO AMENITIES AND FACILITIES**
- **NO ONWARD SALES CHAIN**



Nestled in the greatly desired location of Pilton, renowned for its breathtaking countryside walks through Manning's Pit, this property boasts a generous plot, offering great parking and sprawling gardens for families to revel in. This beautifully detached property is available to the market with no onward sales chain and offers glorious privacy and convenience with its prime location close to Barnstaple and the surrounding countryside and coastline North Devon has to offer.

Approaching the property, you will notice its set back position, away from the road and enjoying a spacious front garden enveloped by mature shrubs and trees. A sweeping double driveway comfortably accommodating ample off road parking and provides access to the double garage.

Upon entering 29 Maer Top Way, you are greeted by a welcoming hallway, seamlessly connecting the ground floor living areas and the downstairs cloakroom. The fantastic modern kitchen is the perfect hub of the home with plenty of cupboard space and some integrated appliances. The kitchen overlooks the gardens and leads into the sun room; being the perfect spot to enjoy your morning coffee or to read a book. There is also a useful utility room with internal door leading to the double garage. The garage is longer than most and works perfectly as a workshop or a space to keep your car out of the rain. The living room, overlooking the front garden, offers ample space for family gatherings, leading effortlessly into the dining room with bi-fold doors on to the conservatory. The living room has a feature gas stove with marble surround making a perfect focal point to this lovely sized room. The conservatory has its captivating views of the rear elevation and underfloor heating. Venturing to the first floor, five generously sized bedrooms await. The main bedroom suite is light and bright and has a wonderful dressing area room and modern en-suite. There are three further double bedrooms and one single bedroom. Bedroom three, four and five also enjoy fitted wardrobes. Completing this level is a modern family bathroom. Outside, the rear garden is a true delight, perfect for family activities or pet-friendly adventures. Mature borders ensure privacy while ample patio areas provide the ideal setting for summer BBQs with family and friends. Steps lead to a decking area perfect for alfresco dining. There are a variety of raised flower borders planted with established shrubs and plants.

In summary, this home presents a rare opportunity to embrace a lifestyle in Pilton, Barnstaple, with the opportunity of making this stunning five bedroom property your forever home. Don't miss your chance to make this large property your own. Contact Chequers Estate Agents, the sole selling agent on 01271 379 314 to arrange a viewing, to appreciate what this property has to offer.

## **SITUATION**

Maer Top Way enjoys a truly unique position set towards the end of a cul-de-sac location shared. This family home is situated in the much sought after residential area of Pilton, on the outskirts of Barnstaple and within walking distance of local amenities, including its own infant and junior school, and one of Barnstaple's larger secondary schools. North Devon Hospital is also within West Pilton parish. Pilton has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. The glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. 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. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central.









### **ENTRANCE HALLWAY**

A spacious and inviting entrance hallway with stairs to first floor landing. Useful understairs storage, alarm control box, radiator, solid bamboo flooring.

### **CLOAKROOM**

5'09 x 3'01

A modern suite with W.C and sink, in a half tiled surround, radiator, tiled floor, radiator, tiled flooring. UPVC double glazed opaque window to side elevation.

### **KITCHEN**

11'0 x 8'11

A modern and attractively fitted gloss kitchen with ample cupboard space, further matching wall cabinets and drawers; inset one and a half bowl sink set into work surface with cupboards below. Integrated double oven with 4 ring hob and extractor above, integrated under counter fridge, integrated dishwasher, timber work surface, deep pan drawers and corner units, spotlights, hatch to dining room, tiled flooring. UPVC double glazed window to rear elevation.

### **SUN ROOM**

11'08 x 9'04

A beautiful room to enjoy a morning coffee or read a book. UPVC double glazed window and door to garden, stable door to utility room, radiator, laminate flooring.



### **UTILITY ROOM**

4'08 x 11'10

UPVC double glazed window to rear elevation and door giving access to the side of the property. Inset circular bowl set into work surface with cupboard below, space and plumbing for a washing machine and tumble dryer. Radiator, laminate flooring.

### **LIVING ROOM**

14'06 x 11'07

A beautiful living space with UPVC double glazed bay window to front elevation. Gas fire in marble surround making a beautiful focal point to this room, solid bamboo flooring, archway to dining room.

### **DINING ROOM**

10'11 x 9'04

A light and airy dining room with serving hatch to kitchen, radiator, solid bamboo flooring. Bi-fold doors lead to conservatory.

### **CONSERVATORY**

13'01 x 13'03

A beautiful addition to this home is the light and bright conservatory overlooking the landscaped garden. Underfloor heating, electric vents in the roof, tiled flooring. UPVC double glazed windows and sliding doors to the garden.



### **FIRST FLOOR LANDING**

A spacious landing with two useful storage cupboards with linen shelving and a radiator and one with hanging rail. Access to the loft with ladder, fitted carpet.

### **MAIN SUITE COMPRISING:**

13'00 x 9'09 plus recess

### **BEDROOM ONE**

A spacious double bedroom with plenty of space for further bedroom furniture. UPVC double glazed window to side elevation, radiator, laminate flooring.

### **DRESSING AREA**

9'02 x 4'09

A perfect space for wardrobes and a dressing table, radiator, laminate flooring, UPVC double glazed window overlooking the garden.



### **EN-SUITE**

9'04 x 5'11

A modern 4 piece suite comprising whirlpool bath in a tiled surround with handheld shower. Corner shower cubicle in a splash-back surround, W.C, glass sink unit. Fitted cabinets, heated towel rail, tiled flooring. UPVC double glazed window to rear elevation.

### **LANDING**

Access to further loft space, laminate flooring.

### **BEDROOM TWO**

16'04 x 9'05

A double bedroom with two UPVC double glazed window to front elevation with views of rolling fields in the distance, radiator, laminate flooring.

### **BEDROOM THREE**

10'08 x 10'01

A double bedroom with fitted wardrobe space with hanging space and shelving, radiator, fitted carpet, UPVC double glazed window to rear elevation overlooking the garden.

### **BEDROOM FOUR**

11'01 x 10'02

A light and airy double bedroom with UPVC double glazed window to front elevation with glorious views in the distance of rolling countryside. Fitted wardrobes with sliding doors with hanging rails and shelving, radiator, fitted carpet.

### **BEDROOM FIVE**

8'03 x 7'07

UPVC double glazed window to rear elevation, fitted double wardrobe space, radiator, fitted carpet.



### **BATHROOM**

8'02 x 5'0

A modern four piece white suite comprising panelled bath in a tiled surround with handheld shower. Single shower cubicle in a splash-back surround, W.C, pedestal wash hand basin, fully tiled, shaver socket, heated towel rail, tiled flooring. UPVC double glazed window to rear elevation overlooking countryside far reaching views.

### **OUTSIDE**

To the front of the property is a double driveway providing ample off road parking for at least four cars. The driveway leads to the double garage and to the side is a small front garden laid to lawn. A side access gate leads to the rear of the property where you will find a beautiful, private south facing landscaped garden. There is an extensive patio area perfect for alfresco dining. Steps lead up to raised flower borders planted to a variety of shrubs and plants and to the top of the garden is a decked area, a perfect spot for another table and chairs. The garden is the perfect space for entertaining family and friends as well as for children to play and pets to potter.

### **DOUBLE GARAGE**

16'05 x 20'02

Two up and over doors. Power and lighting connected. Fuse box and meters. Alarm serviced yearly.

### **NOTE**

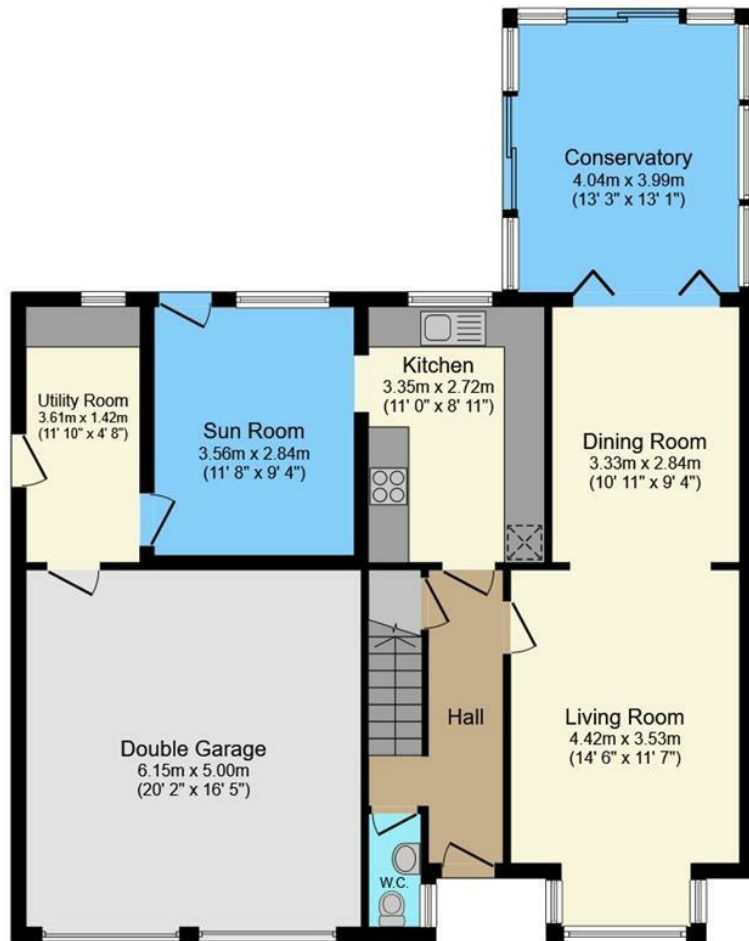
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should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





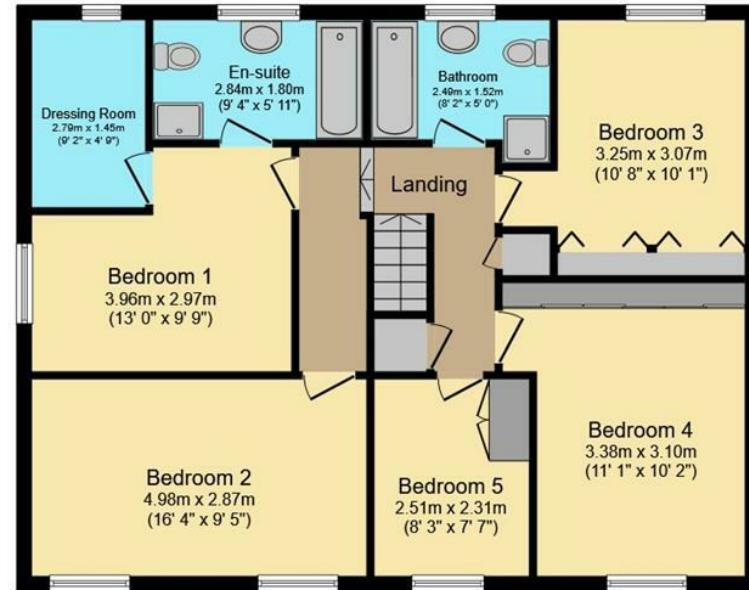






## Ground Floor

Floor area 108.7 m<sup>2</sup> (1,171 sq.ft.)



## First Floor

Floor area 87.5 m<sup>2</sup> (942 sq.ft.)

**TOTAL: 196.3 m<sup>2</sup> (2,113 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>		
(69-80) <b>C</b>	<b>70</b>	<b>79</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 D**



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