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INDEPENDENT ESTATE AGENTS

Smart Move

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SOUTHFIELD, BARBICAN LANE, BARNSTAPLE, EX32 8LB

Show home feel!

If you have been looking for your perfect family home then take a closer look at Southfield, a beautifully presented and much improved property offering excellent living space, gated off road parking / garage and a delightful south facing back garden and all within easy reach of Barnstaple town centre and the open spaces of Rock park. A fantastic turn key opportunity.

£425,000



- IMPRESSIVE FAMILY HOME ENJOYING A HIGHLY CONVENIENT POSITION WITH A DELIGHTFUL SOUTH FACING GARDEN
- MODERN FITTED KITCHEN WITH AMPLE OF CUPBOARD SPACE AND SOME INTEGRATED APPLIANCES
- LIGHT AND SPACIOUS DUAL ASPECT LIVING ROOM AND SEPARATE DINING ROOM WITH FEATURE FIREPLACES
- IMPRESSIVE ENTRANCE HALLWAY WITH PARQUET FLOORING AND TWO USEFUL CUPBOARDS
- THREE GOOD SIZE BEDROOMS, TWO OF WHICH HAVE FITTED WARDROBES
- SOUTH FACING WELL ESTABLISHED REAR GARDEN
- THE PROPERTY IS APPROACHED VIA TWO TALL ENTRANCES GATE WHICH LEAD TO AMPLE OF OFF ROAD PARKING
- SINGLE GARAGE, USEFUL SHED AS WELL AS A POTTING SHED
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- A BEAUTIFULLY PRESENTED HOME WORTHY OF AN INTERNAL INSPECTION TO APPRECIATE WHAT THE PROPERTY HAS TO OFFER



Chequers estate agents of Barnstaple are delighted to offer for sale Southfield, an impressive, individual property approached via tall entrance gates and enjoying a tucked away and highly convenient position towards the far end of Barbican Lane. Southfield occupies a good size plot and offers extensive driveway providing ample off road parking with a detached garage alongside the property. If you own a motor home or a caravan then you would have space to park here. The enclosed wrap around gardens are delightful with the back garden being south facing and enjoying a good level of privacy with an extensive sun deck leading to a lawned garden with shrubs and mature bushes adding colour and interest.

Inside the property has a show home feel and viewers who do take the time to look will see first hand the beautifully kept interior and the excellent living space on offer with the property offering spacious and adaptable accommodation arranged over two floors. Southfield briefly comprises on the ground floor entrance porch, welcoming entrance hall with two useful cupboards, spacious and light dual aspect lounge with feature fireplace, separate dining room with french doors leading to the south facing garden, attractively fitted kitchen / breakfast room with ample of cupboard space and some integrated appliances, ground floor double bedroom with fitted wardrobes and a modern shower room. Upstairs you will find a second bathroom and two further double bedrooms with both the bedrooms enjoying an open outlook over the back garden and towards countryside beyond. The two reception rooms both enjoy a dual aspect and overlook the south facing back garden in addition both rooms have attractive flooring while in the lounge there is an eye catching marble fire place with a living flame gas fire. In the kitchen you will find a range of stylish base and wall mounted cupboards with a built in Neff appliances including a hob & oven and a fridge freezer. You will also find a centre island with breakfast bar stools and a useful walk in pantry. The three bedrooms are all a good size and you will find built in wardrobes in two of the three bedrooms and open views from the first floor bedrooms. The two bathrooms are very well appointed on the ground floor there is a shower room and on the first floor there is a bathroom with a white suite with a bath and a shower attachment.

If you have been looking for an individual and beautifully kept home and would like to find a property that offers good off road parking, privacy and a south facing garden then Southfield will be worth a closer look and should be added to your viewing list. Appointments to view are recommended and can be easily arranged by contacting Chequers on 01271 379314 or by emailing enquiries@chequershomes.co.uk.

SITUATION

Barnstaple town centre is within easy walking distance 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.





UPVC DOUBLE GLAZED FRONT DOOR TO

ENTRANCE PORCH

A perfect space for shoes and coats. Tiled floor, glazed door to

ENTRANCE HALL

A welcoming entrance hallway with door to understairs storage cupboard housing factory lagged hot water cylinder with immersion heater, door to second storage cupboard. Power points, radiator, attractive parquet flooring.

LOUNGE

16'8 x 13'

An impressive light and bright living room with attractive wood flooring and a feature Italian marble fire place with a gas coal effect living flame fire making a lovely focal point to this room, 2 radiators, tv point. A lovely room being dual aspect with UPVC double glazed window to side elevation and rear elevation overlooking the garden.

DINING ROOM

14'2 x 12'1

A lovely bright room with big french doors leading out to the south facing garden and timber deck seating area, feature fireplace, telephone point, tv point, double radiator, parquet floor. UPVC double glazed window to side elevation.

KITCHEN-BREAKFAST ROOM

12'6 x 11'

Attractively fitted with a range of base and wall mounted cupboards with a centre island, contoured work surface with a built in 4 ring Neff induction hob with a Neff extractor hood above, built in Neff double oven, integrated Neff fridge and freezer, plumbing for dishwasher. Single drainer sink unit with mixer tap, tiled splashback, tiling continued behind the work top, radiator, tv point, UPVC double glazed window overlooking front garden. Walk in pantry cupboard with power points, light and fitted slate shelving, slate floor. The pantry cupboard has a window to the side elevation and houses the wall mounted gas boiler. Wood flooring.

BEDROOM ONE

10'11" x 9'3"

A dual aspect double bedroom with UPVC double glazed window to side and front elevation. Built in wardrobes with cupboard space above, tv point, radiator, power points, fitted carpet.

SHOWER ROOM

A modern white suite comprising: double walk - in shower with a rainfall shower head, glazed shower screen, low level W.C. wash hand basin. Heated towel rail, extractor fan, tiled floor. 2 UPVC double glazed windows to front elevation.

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

UPVC double glazed window to front elevation. Door to useful landing storage cupboard. Fitted carpet.





BEDROOM TWO

11'0 x 9'10

A light and bright double bedroom with UPVC double glazed window to rear elevation overlooking the garden and fields beyond. Built in wardrobes with plenty of hanging space, door to eaves storage space, tv point, radiator, power points, wood effect flooring.

BEDROOM THREE

10'3 x 8'9

A single bedroom or perfect office space with UPVC double glazed window to rear elevation overlooking the garden, radiator, power points, wood effect flooring.

BATHROOM

A modern white suite comprising: panelled bath with shower attachment, wash hand basin, low level W.C, fitted bathroom cupboards, heated towel rail, extractor fan, laminate flooring. Velux window.

OUTSIDE

Southfield can be found off Barbican Lane and is approached via two tall entrance gates. The property offers excellent off road parking with enough space to park several vehicles and ideal for motor home / caravan storage, driveway alongside the property leads to a detached garage.

The garden wraps around Southfield with the back garden enjoying a southerly aspect and featuring an extensive timber decked seating area which extends the width of the property, steps leads down to a lawned garden with mature shrubs and bushes bordering adding colour, variety and interest, outside power points, outside light.

The garden shed (9'10 X 8') behind the garage is included in sale the with light and power connected as well as the potting shed to the front of the property.

To the side there is a pathway which leads around the property with a lawned garden alongside with tall hedge bordering.

UTILITY CUPBOARD

Space and plumbing for washing machine and space for tumble dryer

GARAGE

19'7 x 8'4

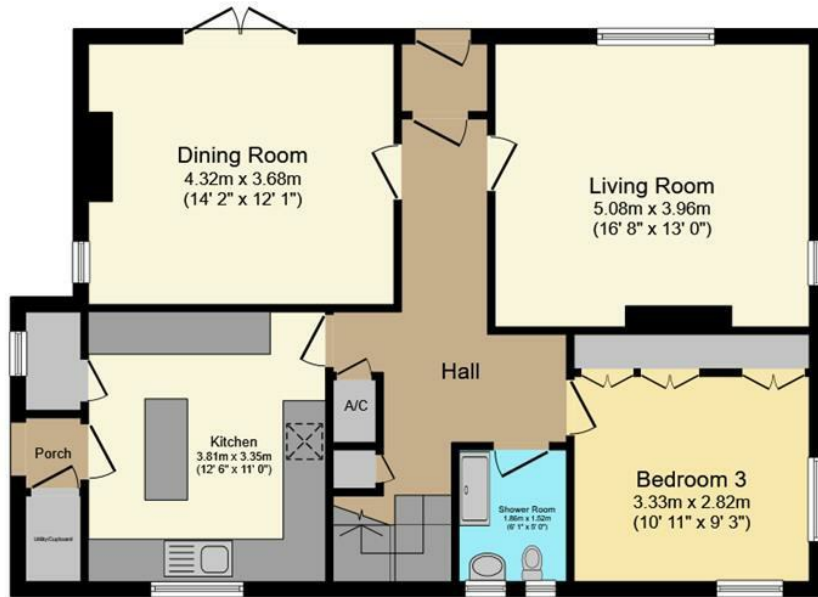
Electric remote control door, power points and light.

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.







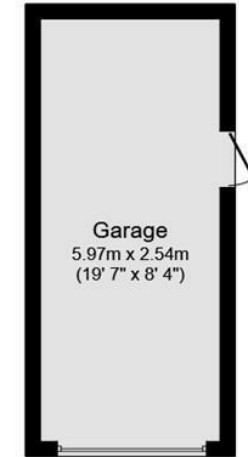
Ground Floor

Floor area 80.6 m² (867 sq.ft.)



First Floor

Floor area 36.2 m² (389 sq.ft.)



Garage

Floor area 15.2 m² (163 sq.ft.)

TOTAL: 131.9 m² (1,420 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	51	
(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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