



19, PARK AVENUE, STICKLEPATH, BARNSTAPLE, EX31 2ET

Chequers Estate Agents are delighted to present this attractive detached chalet bungalow to the market, situated within a prime Park Avenue location. It comes to the market for the first time in almost 30 years, and benefits from spacious and flexible accommodation, integral garage and private driveway, along with front garden and a lovely mature rear garden.



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Smart Move

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£350,000



- DETACHED CHALET BUNGALOW IN PRIME LOCATION
- PRIVATE DRIVEWAY PARKING AND INTEGRAL GARAGE
- CLOSE TO LOVELY WALKS AND LOCAL AMENITIES
- ATTRACTIVE REAR MATURE GARDEN
- DOUBLE ASPECT LOUNGE WITH PLEASANT OUTLOOK
- DINING ROOM / BEDROOM THREE
- BRIGHT AND SPACIOUS KITCHEN / BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM / W.C & BATHROOM WITH FOUR PIECE SUITE
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to present 19 Park Avenue to the market for sale. This attractive chalet bungalow is coming to the market in the first time in almost 30 years, so a rare opportunity. It is positioned within a prime residential location, close to lovely walks and within a short stroll to Sticklepaths local amenities. It benefits from spacious and flexible accommodation arranged over two floors, along with an integral garage, private driveway parking for 3/4 cars, front garden and gorgeous mature rear garden.

The accommodation itself comprises of a spacious hallway, double aspect lounge with fireplace and pleasant outlook to the front aspect, double aspect dining room / bedroom three, separate W.C, bright and spacious double aspect kitchen / breakfast room, rear porch leading to the garden, two large first floor double bedrooms with fitted wardrobes and a generous bathroom, with four piece suite. This fabulous property in a great location still offers the next owners the exciting potential to improve and modernise it further, and also to extend the accommodation it deserved, subject to the normal consents being granted.

HALLWAY

Main entrance door to front aspect, double glazed window to front aspect, stairs to first floor, door leading to integral garage, fitted cloak cupboard.

SEPARATE W.C

Double glazed window to rear aspect, low level W.C.





LOUNGE

15'7" x 12'0"

Bright double aspect room, double glazed windows to front and side aspect, radiator, fireplace, sliding door to hallway, view towards estuary in between other properties with countryside in the distance.

DINING ROOM / BEDROOM THREE

9'7" x 9'10"

Double aspect room with double glazed windows to the rear and side aspect, fitted wardrobe with bi-fold doors, radiator.

KITCHEN / BREAKFAST ROOM

18'2" x 10'2"

Bright and welcoming double aspect room, double glazed windows to rear and side aspect, radiator, pleasant view over rear garden, larder, range of fitted wardrobe and drawers, space for table and chairs, door leading to rear porch, built in electric double oven and hob with extractor over, sink with draining board, space and plumbing for washing machine, built in low level fridge.

REAR PORCH

5'7" x 5'7"

Triple aspect double glazed porch, double glazed door leading to rear garden, cloak and boot space.

FIRST FLOOR LANDING

Doors off to bedrooms and bathroom, airing cupboard.

BEDROOM ONE

10'11" x 11'10"

Double glazed window to side aspect, wall to wall wardrobe units, door leading to eave storage area, radiator.





BEDROOM TWO

14'1" x 11'6"

Double glazed window to side aspect, radiator, fitted wardrobe unit with sliding doors.

BATHROOM

Double glazed window to rear aspect, radiator, bath, shower cubicle, pedestal hand basin, W.C.

OUTSIDE

To the front of the property is a private driveway providing off road parking for 3/4 cars. This also leads to the integral garage 2.41m X 5.71m. The garage has a up and over door to the front, window to side aspect, electric power and lighting and internal door leading to hallway. There is also a garden laid mainly to lawn at the front, along with a gated pathway, leading down to one side of the property. To the rear is a lovely mature garden, laid mainly to lawn with patio area, vegetable plot and attractive flower beds, along with some more mature trees.

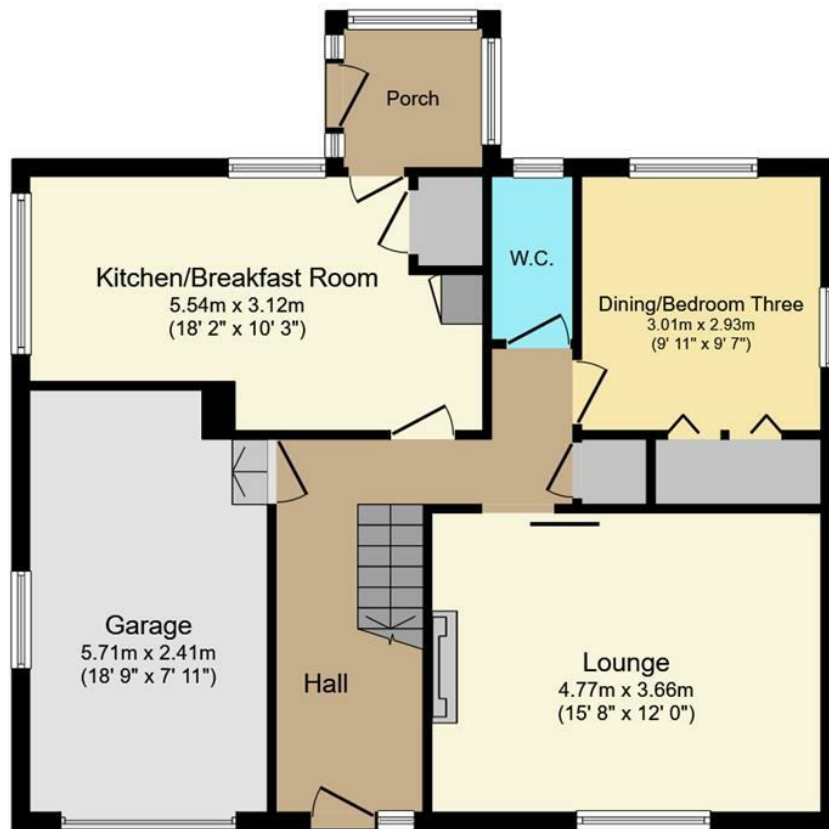


NOTE

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.

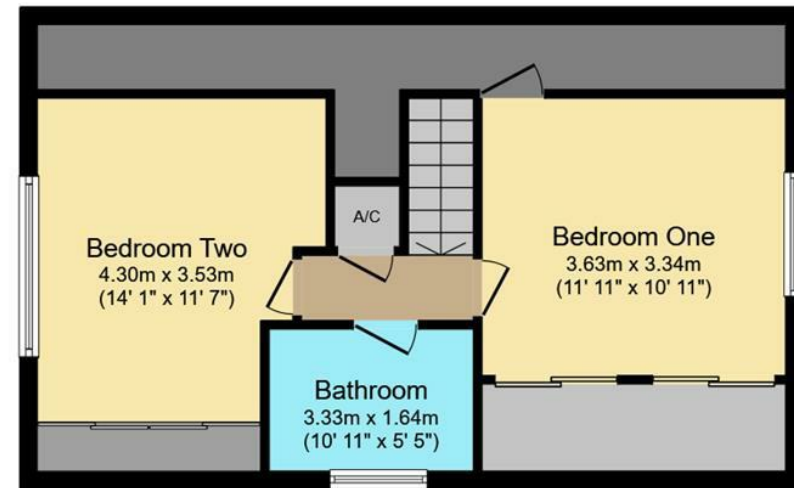






Ground Floor

Floor area 78.2 m² (842 sq.ft.)



First Floor

Floor area 41.7 m² (449 sq.ft.)

TOTAL: 120.0 m² (1,291 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		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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