



## 7 SUNSET HEIGHTS, BARNSTAPLE, EX32 8DH

Chequers Estate Agents are delighted to present this three bedroom detached bungalow, situated within a sought after, edge of town location. Benefitting from an attractive plot, fabulous views and well presented accommodation throughout, along with an integral garage and private driveway parking. This bungalow presents a wonderful opportunity not to be missed.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £360,000



- **DETACHED THREE BEDROOM BUNGALOW**
- **EDGE OF TOWN LOCATION**
- **WELL PRESENTED THROUGHOUT**
- **GARAGE AND DRIVEWAY PARKING**
- **ATTRACTIVE WRAP AROUND GARDENS**
- **SITTING ROOM**
- **KITCHEN / DINER**
- **BATHROOM WITH 4 PIECE SUITE**
- **LOVELY OPEN COUNTRYSIDE VIEWS FROM THE REAR**
- **GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING**



Chequers Estate Agents are delighted to offer to the market, this detached three bedroom bungalow, situated within a good size plot and benefitting from some fabulous open views to the rear. The property is approached via a gated driveway, that provides parking for two cars in front of the integral garage and a pathway leading to the front door and entrance porch. To the front is a well maintained garden and a gate providing pedestrian access down the side of the bungalow. There is a beautiful mature garden to the rear, with attractive flower beds, lawn area, decking seating areas, and a variety of shrubs, plants and hedging and some more mature trees, including two apple trees. There is an additional garden area to one side of the property, and most areas of the garden take full advantage of the lovely views to the rear.

The bungalow is positioned in Sunset Heights, which is a very popular and convenient location, within walking distance to Barnstaple town centre and all local amenities. The accommodation itself has been well maintained and presented to a high standard throughout. In brief, it comprises of: entrance porch, spacious hallway, sitting room, kitchen / diner, three double bedrooms and a well presented bathroom with 4 piece suite. A great property in a cracking location!

Council tax band 'C'

## **ENTRANCE PORCH**

3'10" x 6'4"

Double glazed windows to front and side aspect, tiled flooring, double glazed entrance door, coat hanging space, inner door leading to hallway.

## **ENTRANCE HALLWAY**

Spacious and welcoming hallway, radiator, fitted carpet, airing cupboard housing gas fired combination boiler installed approx 2 years ago.









## LIVING ROOM

12'4" x 15'10"

A spacious and light living room with double glazed window to front aspect, radiator, fitted carpet.

## KITCHEN / DINER

13'1" x 11'10"

Bright and spacious room, double glazed window to rear aspect, radiator, space for electric cooker, built in extractor hood, space and plumbing for dishwasher, space for fridge freezer, range of fitted cupboards and drawers, space for table and chairs, breakfast unit, door to rear lobby, lovely distant countryside view, vinyl flooring, door to pantry cupboard with shelving, UPVC double glazed window to side elevation.

## REAR LOBBY

Vinyl flooring, UPVC double glazed door leading to rear garden. Door to cloakroom store with fitted shelving and coat hooks.



## BEDROOM ONE

10'10" x 11'10"

Double glazed window to front aspect overlooking the front garden, radiator, fitted wardrobe unit, fitted carpet.

## BEDROOM TWO

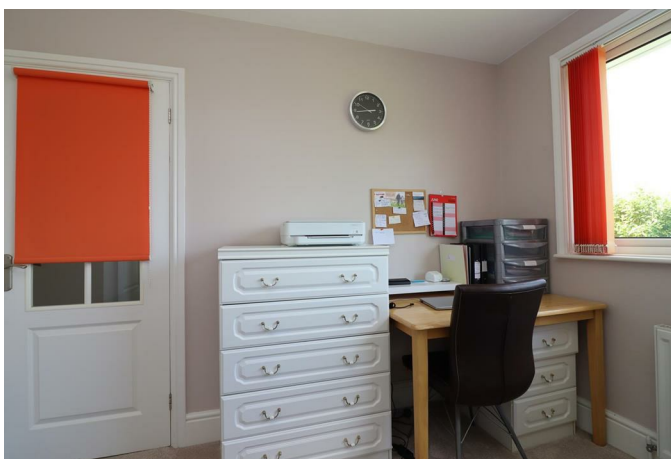
10'10" x 11'10"

Double glazed window to side aspect, radiator, fitted carpet.

## BEDROOM THREE

10'10" x 9'10"

Double glazed window to rear aspect, radiator, fitted carpet, view over rear garden and countryside in the distance.



## BATHROOM

8'3" x 6'5"

Two double glazed windows to rear aspect, heated towel rail, W.C., corner shower cubicle in a tiled surround, panelled bath with mixer taps, pedestal wash hand basin, splashback tiling.



## INTEGRAL GARAGE

8'3" x 16'5"

Electric up and over door to front, door to rear lobby, electric and gas meter, concrete floor, double glazed window, space and plumbing for washing machine, work surface area, loft hatch leading to insulated and part boarded loft.

## OUTSIDE

To the front of the property is a driveway providing off road parking for two cars, which lead to the garage. A side access gate leads to the rear where there is a superb landscaped and mature garden, with areas of lawn, decked seating areas, three storage sheds, attractive flower beds, a range of various shrubs and plants, 2 apple trees and a useful additional garden area down the side of the bungalow with lawn, well stocked border and raised beds, ideal for salad growing.

## 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.











## Floor Plan

Floor area 104.2 m<sup>2</sup> (1,122 sq.ft.)

**TOTAL: 104.2 m<sup>2</sup> (1,122 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>84</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 C**



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