



34, SUNSET HEIGHTS, BARNSTAPLE, EX32 8DH

Chequers Estate Agents are thrilled to present this fabulous detached three bedroom bungalow, situated on a large corner plot and within a convenient edge of town location. Benefitting from an integral garage, driveway parking for several cars, spacious living areas and attractive wrap around gardens, along with some far reaching views over Barnstaple and beyond.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£395,000



- **DETACHED BUNGALOW ON LARGE CORNER PLOT**
- **CONVENIENT EDGE OF TOWN LOCATION**
- **ATTRACTIVE WRAP AROUND GARDENS**
- **INTEGRAL GARAGE AND DRIVEWAY PARKING FOR 3/4 VEHICLES**
- **SPACIOUS LIVING ROOM**
- **FABULOUS KITCHEN / DINING ROOM PLUS LARGE CONSERVATORY**
- **WONDERFUL VIEWS OVER BARNSTAPLE AND BEYOND**
- **THREE BEDROOMS (ONE EN-SUITE)**
- **SHOWER ROOM**
- **DOUBLE GLAZING AND GAS CENTRAL HEATING**



Welcome to 34 Sunset Heights, a delightful detached three bedroom bungalow, situated on a large corner plot and within a convenient edge of town location. It benefits from lovely wrap around, mature gardens, along with an integral garage and long driveway, providing parking for up to four cars and the additional benefit of fully owned solar panels. Some wonderful far reaching views can also be enjoyed from the rear garden. Internal viewing is strongly advised to appreciate what this property has to offer.

The accommodation itself is spacious, flexible and well presented throughout and in brief comprises: an entrance porch, inner hallway, spacious lounge with a lovely fireplace focal point with alcoves either side. The well equipped kitchen/diner does not disappoint with plenty of preparation space to enable family gatherings and space for a dining table with views to the rear garden and access into the large conservatory. The conservatory gives access to a useful utility room and has french doors leading to the rear garden. There are three well proportioned bedrooms (one en-suite bathroom) and a wet room.

We think you will love this bungalow in a wonderfully convenient location, with a nearby bus stop and all the local amenities Barnstaple has to offer just a short walk away.

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.

Viewings are by appointment only and Chequers Estate Agents would be delighted to show you around, please do contact us on 01271 379314 to arrange a viewing.

Council Tax C.

PORCH

New composite entrance door, double glazed windows to front and side aspect, double doors to entrance hall, engineered wood flooring.





ENTRANCE HALL

Bright and welcoming space, doors off to principal rooms, door to inner hallway, engineered wood flooring.

LOUNGE

16'10" x 16'8"

Spacious double aspect room, double glazed windows to front and rear aspect, double glazed doors to conservatory, fireplace with working woodburner, fitted carpet.

CONSERVATORY

17'5" x 9'9"

Fantastic room, double glazed doors to rear garden, double glazed windows to rear aspect, tiled flooring, door leading to utility room and integral garage.

KITCHEN / DINER

9'9" x 21'3"

Built in gas hob, double electric oven, space and plumbing for dishwasher, sink drainer unit, range of cupboards and drawers, space for fridge freezer, Brazilian slate worktops, ceramic tiled flooring, space for table and chairs.

UTILITY ROOM

7'6" x 6'7"

Double glazed windows to rear and side aspect, space and plumbing for washing machine and dryer, opening to garage area.

BEDROOM ONE

9'10" x 18'5"

Double glazed window to rear aspect, radiator, fitted carpet, built in bedroom furniture with storage over bed.

EN-SUITE

5'6" x 5'10"

Double glazed window to side aspect, bath with shower and mixer tap, W.C, pedestal hand basin, radiator, tiled walls.

BEDROOM TWO

8'11" x 13'10"

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

BEDROOM THREE

8'10" x 11'1"

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





WET ROOM

5'6" x 7'9"

Two double glazed windows, shower area, pedestal hand basin, low level W.C, tiled walls, radiator.

OUTSIDE

To the front of the property is a long driveway, providing parking for up to four cars. This leads to the garage, along with a pathway leading to the entrance porch. There are beautiful mature gardens, that wrap around three sides of the bungalow, with lawn and patio areas along with an abundance of attractive flower beds, shrubs, plants and some more mature trees. Useful access gate to side garden.

You will also find various storage sheds, summer house and useful greenhouse within the grounds. It really is a gardeners delight, whilst offering plenty of spaces to relax, unwind and take in the fabulous views from the rear garden over Barnstaple and towards Braunton Burrows with the sand dunes in the distance.

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 136.5 m² (1,469 sq.ft.)

TOTAL: 136.5 m² (1,469 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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