

TOTAL: 68.1 sq.m. (733 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	96
(81-91) B			
(69-80) C			
(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 BAND C



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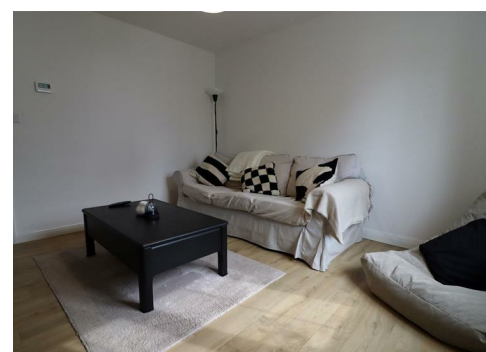
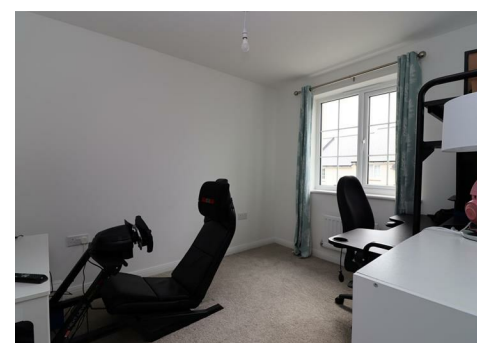


**47 MUDDLEBRIDGE CLOSE, BICKINGTON
BARNSTAPLE, EX31 2FG**

Chequers Estate Agents are presenting a fantastic opportunity to purchase this delightful three bedroom semi-detached home, located on Muddlebridge Close in Bickington. The property is ideal for those looking to step onto the property ladder and is available to buy on a 50% shared ownership basis. No onward chain.

£147,500

- 50% SHARE AVAILABLE (£147,500)
- MODERN SEMI-DETACHED HOUSE
- BUILT NOV 2022 WITH REMAINDER OF 10 YEAR NHBC
- LOUNGE
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS (ONE EN-SUITE)
- BATHROOM
- REAR GARDEN WITH SIDE ACCESS
- ALLOCATED PARKING FOR 2 CARS



Chequers Estate Agents are delighted to present a fantastic opportunity to purchase this lovely three bedroom semi-detached house, located on Muddlebridge Close in Bickington. It is available to buy on a 50% shared ownership basis, so it is ideal for those seeking to step onto the property ladder and live in a wonderful home in a great location.

Upon entering you will find a bright and welcoming hallway, which in turn leads to a spacious living room. Leading off the living room is a inner hallway with understairs storage cupboard and good sized cloakroom with low level W.C and pedestal hand basin. The hall then opens out to a superb kitchen/dining room with patio doors giving direct access to the rear garden.

Upstairs the property features three good proportioned bedrooms, with bedroom one benefitting from an en-suite shower room. There is also a bathroom with shower over the bath.

Outside there is allocated parking for two cars and a rear garden, that benefits from lawn and patio areas, along with a gate providing pedestrian access down one side of the house.

ENTRANCE HALL

UPVC double glazed door to front aspect, cloak space, stairs to first floor, cloak space.

CLOAKROOM / W.C

Spacious cloakroom, low level W.C, pedestal hand basin, splashback tiling, laminate flooring.

KITCHEN 15'6" X 11'0" (4.73 X 3.36)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, space for dining table and chairs, space for fridge freezer, built in electric oven, gas hob and extractor hood, single bowl and drainer unit. Range of soft closing cupboards and drawers, laminate flooring.

LANDING

Bright and spacious landing, airing cupboard, fitted carpet.



BEDROOM ONE 8'3" X 10'0" (2.54 X 3.06)

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

EN-SUITE 4'8" X 7'2" (1.44 X 2.19)

UPVC double glazed window to side aspect, radiator, low level W.C, pedestal hand basin. vinyl flooring.

BEDROOM TWO 8'3" X 9'10" (2.54 X 3.00)

UPVC double glazed window to front aspect, radiator, fitted carpet.

BEDROOM THREE 6'10" X 9'2" (2.10 X 2.80)

UPVC double glazed window to rear aspect, radiator, fitted closet, fitted carpet.

BATHROOM 6'10" X 6'3" (2.09 X 1.91)

UPVC double glazed window to front aspect, radiator, vinyl flooring, pedestal hand basin, low level W.C, bath with shower attachment and splashback tiling.

OUTSIDE

To the front of the property is a paved pathway leading to the entrance door, along with small garden area. To the side of the house is a paved pathway with gate, providing pedestrian access to the rear garden.

The rear garden comprises of a patio and lawn area, along with low maintenance borders. The property also benefits from allocated parking for 2 cars.

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.

AGENTS NOTE

50% share available (£147,500)

Shared ownership rent - £432.82 per month (subject to annual review) Heylo Homes - criteria for shared ownership applies.

Service charge - £200 per annum (subject to annual review)

Council tax band 'C'

EPC rating 'B'

Total floor area 79 Square M, 850 Square FT