

**Floor Plan**

Floor area 78.0 m<sup>2</sup> (840 sq.ft.)

TOTAL: 78.0 m<sup>2</sup> (840 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

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**86 CHADDIFORD LANE,  
BARNSTAPLE, EX31 1RF**

Chequers Estate Agents are delighted to offer for sale this two bedroom bungalow in the heart of Pilton. The property is in need of complete renovation, however has the added attraction of a lovely size garden, off road parking and a single garage. Available to the market with no onward sales chain.

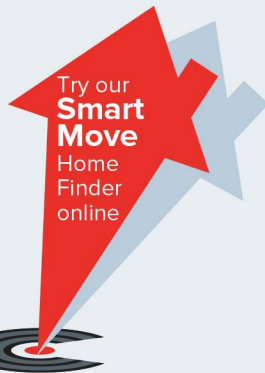
**£200,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		44	
(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

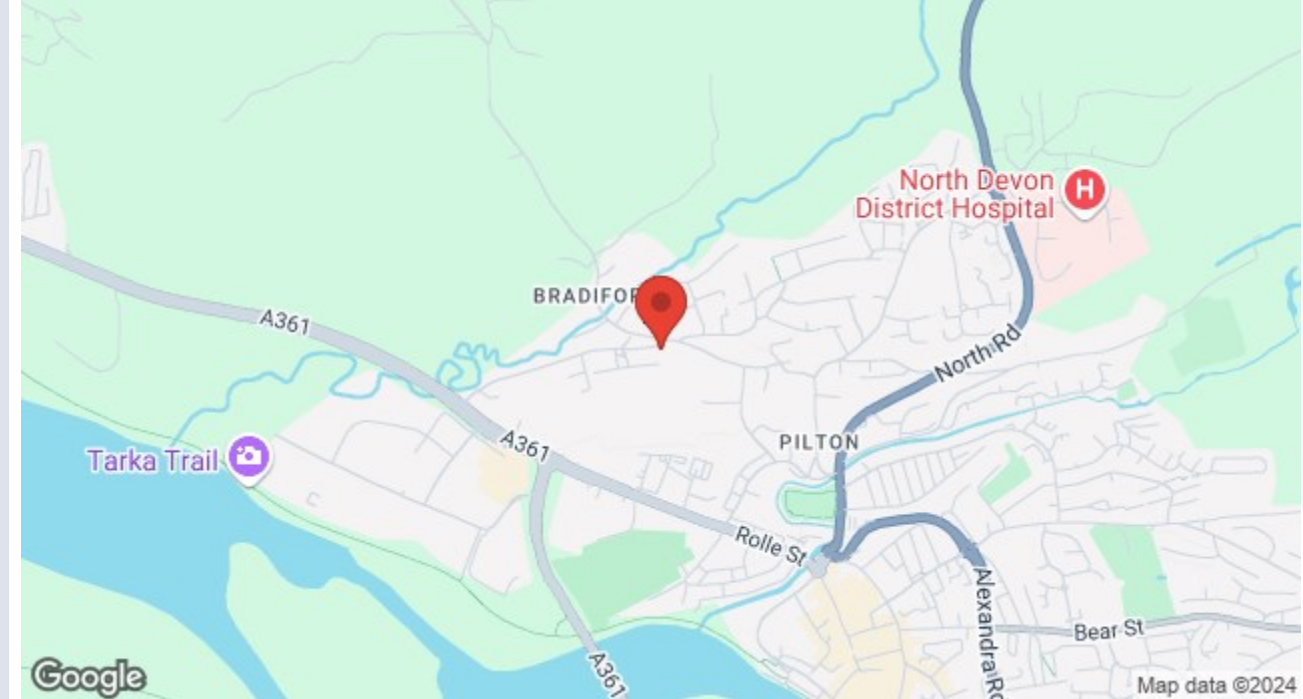


66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: enquiries@chequershomes.co.uk  
W: chequershomes.co.uk





- DETACHED BUNGALOW IN THE HEART OF PILTON
- IN NEED OF COMPLETE RENOVATION
- SITUATED ON A GOOD SIZE PLOT
- SINGLE GARAGE AND ONE OFF ROAD PARKING SPACE
- CLOSE TO AMENITIES AND FACILITIES
- WALKING DISTANCE TO SCHOOLS
- GAS CENTRAL HEATING
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view this spacious and light two bedroom detached bungalow in the heart of Pilton. The property is in need of complete refurbishment however offers the perfect opportunity to add your own stamp.

The accommodation briefly comprises: a welcoming entrance porch with space for shoes and coats. The porch leads into the light living room with high ceilings and feature fireplace making a lovely focal point to this room. The property has a small kitchen with rear porch leading to the garden. There are two bedrooms and a three piece bathroom. On approach to the property is a driveway providing off road parking for one car leading to the single garage. To the rear of the property is a fully enclosed mature garden offering a high degree of privacy. The garden is laid mainly to lawn with well established shrub borders and a patio area perfect for alfresco dining.

#### LOCATION

Chaddiford Lane is located in the heart of Pilton Village. Pilton is a desirable area of Barnstaple, being within a 10 minute walk of the town centre yet retaining its own character and identity. The location is ideally suited for anyone working at North Devon District Hospital, 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 pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

#### ENTRANCE PORCH 9'1 X 5'1 (2.77M X 1.55M )

A dual aspect porch with PVC double glazed window to front and side elevation, space for shoes and coats, radiator, fitted carpet.

#### LOUNGE 13'7 X 11'7 (4.14M X 3.53M )

A spacious and light living room with two PVC double glazed windows to front elevation. Feature fireplace making a lovely focal point to this room, access to the loft, radiator, fitted carpet.



#### KITCHEN 11'6 X 5'8 (3.51M X 1.73M)

PVC double glazed window looking out onto the garden. Inset single bowl sink set into work surface with cupboard below. Cupboard housing the gas fired boiler,

#### REAR PORCH 3'4 X 2'5 (1.02M X 0.74M)

PVC double glazed door giving access to the garden, radiator.

#### BATHROOM 5'7 X 5'0 (1.70M X 1.52M)

A three piece suite comprising paneled bath in a tiled surround with shower over, WC, pedestal wash hand basin. PVC double glazed window to side elevation, radiator.

#### BEDROOM ONE 13'6 X 8'9 (4.11M X 2.67M)

Two PVC double glazed windows to front elevation. A spacious and light double bedroom with radiator, exposed flooring.

#### BEDROOM TWO 13'9 X 7'5 (4.19M X 2.26M)

Two UPVC double glazed window to rear elevation, fitted cupboards housing the hot water tank, radiator, fitted carpet.

#### OUTSIDE

On approach to the property is a driveway providing off road parking for one car. The drive leads to the single garage with up and over door and power connected. To the front of the property is an area of patio perfect for potted plants and a table and chairs. The patio leads around to the side where you will find a fully enclosed garden offering a high degree of privacy. The garden is laid mainly to lawn with a raised patio area perfect for alfresco dining and to enjoy a summer barbecue. There is a raised flower border with well established shrubs and mature plants. Overall the garden is a lovely space to spend time with family and friends and for pets to potter.

#### GARAGE 18'5 X 7'3 (5.61M X 2.21M)

Up and over door. Power and lighting connected. Rear pedestrian door.

#### VIEWING ARRANGMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

#### 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.