



2 HALDENE TERRACE, BARNSTAPLE, NORTH DEVON, EX32 7AQ

Chequers Estate Agents are delighted to offer for sale this beautifully presented five bedroom property in a highly sought after location. Having been greatly improved over the years by the current owner, this property is the perfect opportunity to just move in and enjoy. Available to the market with no onward sales chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£365,000



- A SPACIOUS 5 BEDROOM FAMILY HOME
- MODERN KITCHEN
- LIGHT AND BRIGHT FAMILY ROOM PERFECT FOR ENTERTAINING
- COSY LIVING ROOM WITH WORKING WOOD BURNER
- FIVE BEDROOMS - ONE ENSUITE SHOWER ROOM
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- PERMIT ON ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN



Located in a sought after location within the popular residential location of Yeo Vale is Haldene Terrace, a spacious and modern five bedroom mid terrace property. Situated close to all amenities and facilities and being refurbished throughout by the current owner, 2 Haldene Terrace is worthy of an internal inspection to appreciate what the property has to offer.

Internally, the property is in good order throughout and has been very well kept and looked after by the current owner. The accommodation is spacious and light throughout and briefly comprises: a welcoming entrance hallway with plenty of under stairs storage and access down to the cellar. The hallway leads to a cosy living room with working wood burner as well as a large family room which is the perfect space for entertaining. The family room is a true delight to this substantial home and enjoys patio doors leading to the garden. The family room leads into the modern kitchen which is an excellent size and has been fitted to a tasteful standard with super soft close cupboards and drawers, equipped with an integrated oven and space for further white goods.

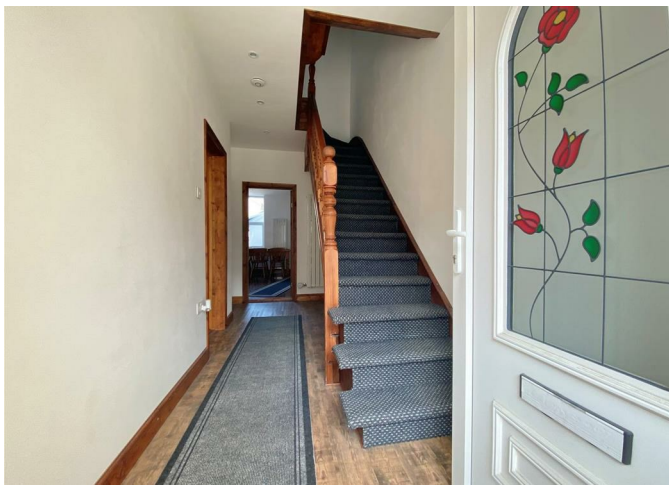
To the first floor are three double bedrooms and a modern family 4 piece bathroom suite with pegasus world pool bath as well as underfloor heating. Bedroom one is a superb double room with the added benefit of a luxury en-suite shower room with under floor heating. To the second floor are two further double bedrooms along with a modern wet room with under floor heating.

The rear garden truly is the main highlight of this excellent family home due to the nature of its size and enjoying a high degree of privacy. The garden comprises of a patio seating area part of which is undercover to enable you to enjoy the garden all year round. The patio leads out onto an extensive level lawn. The garden is fully enclosed and has outside power sockets, heated outside tap as well as a useful shed which has power connected.

The property is situated close to local amenities in Pilton, including the hospital, local pubs, fish and chip shop, vets, infant and junior schools along with a secondary school and the lovely green space Pilton park offers. Barnstaple town centre is within easy walking distance and offers an excellent range of high street shops. 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 walk or drive.

Overall this truly is a lovely home and Chequers Estate Agents, the sole selling agents recommend an internal inspection to appreciate what this property has to offer.





ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs to first floor landing, under stairs storage with access to cellar which is crawling height, upright radiator, Luxury Vinyl flooring.

LOUNGE

13'0 x 11'5 plus bay window

A cosy and light living room with UPVC double glazed window to front elevation. Working multi-fuel wood burner in a concrete surround making a lovely focal point to this room, 2 TV hardwired networks, mood lighting, 3 radiators, fitted carpet.

FAMILY ROOM

18'8 narrowing to 9'4 x 14'3 narrowing to 13'7

UPVC double glazed window to rear elevation and patio doors giving access to rear garden. Working multi-fuel wood burner set in a beautiful surround. TV hardwired network, LED lighting, surround sound system points, 2 upright radiators, solid wood flooring,

KITCHEN

17'1 x 9'1

A modern and attractively fitted grey kitchen with ample cupboard space, further matching wall cabinets and drawers all of which are soft closing. Inset single bowl stainless steel sink set into work surface with cupboard below. Four way lighting system, LED spotlighting. Integrated single fan oven with 4 ring induction hob with extractor fan above. Space and plumbing for washing machine, undercounter space for fridge freezer. Wall mounted boiler, TV hardwired network, upright radiator. Dual aspect UPVC double glazed window to rear elevation, UPVC double glazed door giving access to garden. Extensive tiling, LVT tiled flooring with cavity underfloor.

FIRST FLOOR LANDING

Stairs rising to second floor, radiator, fitted carpet.

BEDROOM ONE

15'4 narrowing to 8'3 x 12'7 narrowing to 8'4

A spacious double bedroom with UPVC double glazed window to front elevation, TV hardwired network double point, LED lighting, 2 radiators, fitted carpet.

EN-SUITE

6'7 x 4'1

A luxury three piece suite comprising double shower cubicle in a tiled surround with epoxy resin grout with combi shower. W.C, pedestal wash hand basin. Heated mirror wall sunken cabinet with LED lighting, heated towel rail, under floor heating, tiled flooring. UPVC double glazed opaque window to front elevation.

BEDROOM TWO

14'3 x 9'6

UPVC double glazed window to rear elevation with toughened safety glass. TV hardwired network cable, LED spotlighting, radiator, fitted carpet.

BEDROOM THREE

10'8 x 9'6

UPVC double glazed window to rear elevation with toughened safety glass. TV hardwired network cable, LED spotlighting, radiator, fitted carpet.





BATHROOM

9'7 x 6'6

A modern 4 piece suite comprising pegasus world pool bath with mixer tap, corner double shower cubicle in a tiled surround with combi shower, W.C, pedestal wash hand basin, heated towel rail, extensive tiling, under floor heating, LED lighting, UPVC double glazed opaque window to front elevation.

SECOND FLOOR LANDING

Fitted carpet.

BEDROOM FOUR

14'2 x 9'8

UPVC double glazed window to front elevation. TV point hardwired, access to eaves storage as well as to the attic which is limited, LED lighting, radiator, fitted carpet. Please note parts of bedroom four has restricted head height.

BEDROOM FIVE

12'0 x 10'2

UPVC double glazed window to rear elevation overlooking garden, TV point hardwired, access to eaves storage, LED lighting, radiator, fitted carpet. Please note parts of bedroom four has restricted head height.



WETROOM

7'1 x 4'6

A modern walk in wet room with electric shower in a tiled surround, WC, wash hand basin. Heated towel rail, underfloor heating, LED spotlighting, tiled flooring. UPVC double glazed opaque window to rear elevation.

GARDEN

To the front of the property is a small low maintenance garden laid to chippings with a pathway leading to the front door. To the rear of the property is a beautifully landscaped garden which is level and the perfect space for children to play and pets to potter. From the property you are welcomed out into the garden firstly to a useful undercover area which allows you to enjoy the garden in the winter months and a perfect space to hang your washing. The garden offers a degree of privacy and is a fully enclosed with the added benefits of a rear access gate. The garden has been recently landscaped by the current owner and is laid mainly to lawn with an an area of patio perfect for alfresco dining. Towards the end of the garden is a handy shed with power and lighting. The garden is quipped with outside lighting, heated outside water tap and sockets. Overall a truly beautiful garden.

AGENTS NOTE

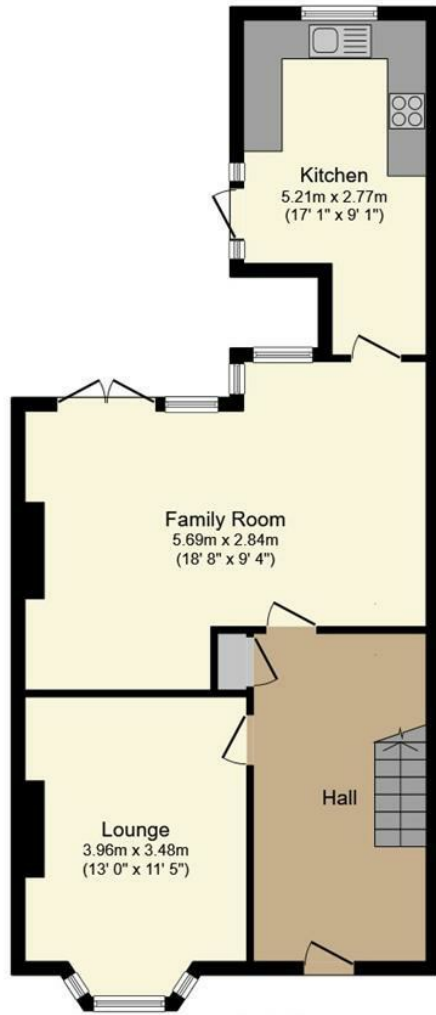
The property does have security cameras installed, which are available by separate negotiation.

NOTE

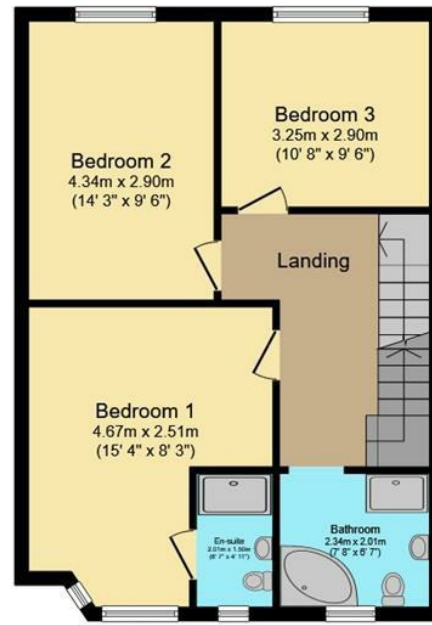
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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



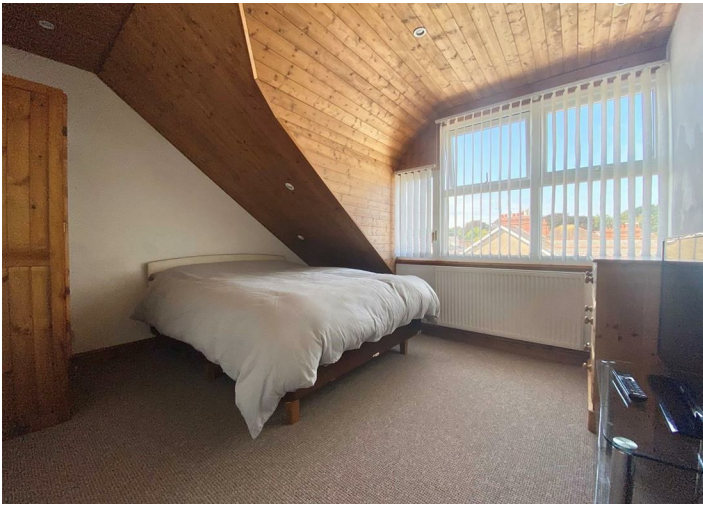
First Floor



Second Floor

Total floor area 169.8 sq.m. (1,827 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(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 C



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