

TOTAL: 112.2 m<sup>2</sup> (1,208 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND D



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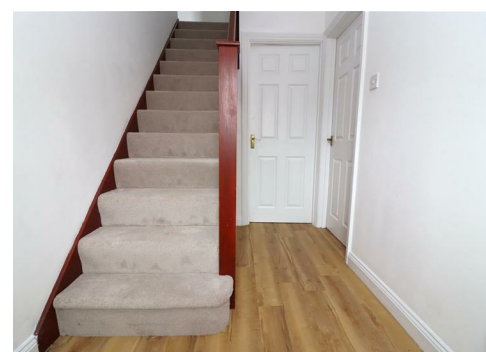
**10 SOUTH HAYES COPSE, LANDKEY  
BARNSTAPLE, EX32 0UZ**

Chequers Estate Agents are delighted to present 10 South Hayes Copse, to the market for sale. A modern, double fronted, semi-detached 3 bedroom house, benefitting from a garage, driveway parking and a good size rear garden. It is considered a lovely family home situated in a desirable village location. No onward chain.

**£325,000**



- MODERN DOUBLE FRONTED SEMI-DETACHED HOUSE - NO ONWARD CHAIN!
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE AND DRIVEWAY PARKING
- GOOD SIZE REAR GARDEN
- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- LOUNGE
- KITCHEN / DINER
- CONSERVATORY
- BATHROOM & DOWNSTAIRS W.C
- TWO DOUBLE BEDROOMS (ONE EN-SUITE) & ONE SINGLE



Chequers Estate Agents are delighted to offer 10 South Hayes Copse to the market for sale, for the first time since being built in 1996. It is situated within a desirable village location, close to excellent schooling, transport links and all local amenities. Barnstaple, the regions centre is only 3 miles away, along with other nearby attractions. The property has been recently refurbished, offering bright, spacious and well presented accommodation throughout.

It also benefits from an integral garage, driveway parking and a good sized rear garden, laid mainly to lawn, The ground floor layout offers a generous entrance hall, double aspect lounge with access to the rear garden, fabulous kitchen/diner, utility room with W.C and conservatory, giving access to the garage and rear garden. The first floor does not disappoint, offering two double bedrooms (one en-suite) and one single, and a bathroom with newly fitted suite. A fantastic home in a great location!

#### ENTRANCE HALL

Double glazed entrance door, radiator, stairs to first floor, laminate flooring.

#### CLOAKROOM / UTILITY ROOM

Opaque double glazed window to rear aspect, radiator, W.C, hand basin, space and plumbing for washing machine, work surface area, laminate flooring, wall mounted gas fired Worcester boiler.

#### LOUNGE 16'11 X 11'4 (5.16M X 3.45M )

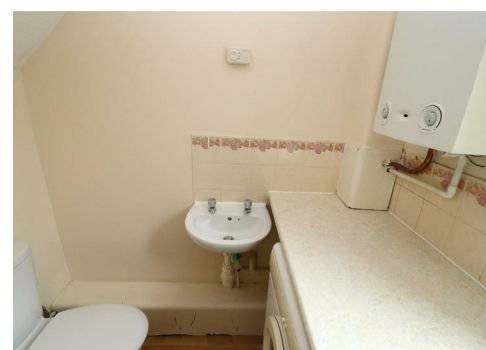
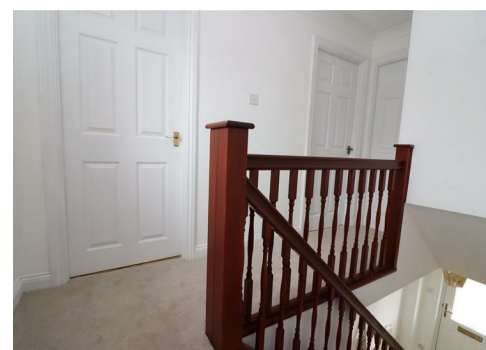
Double glazed window to front aspect, double glazed patio doors leading to rear garden, radiator, new fitted carpet.

#### CONSERVATORY 10'4 X 8'10 (3.15M X 2.69M)

Double glazed windows to rear and side aspect, large double glazed sliding door to garden, laminate flooring, door to garage.

#### KITCHEN/BREAKFAST ROOM/DINER 16'11 X 9'1 (5.16M X 2.77M)

Double glazed window to front aspect, double glazed doors to conservatory, range of fitted cupboards and drawers, built in electric oven and hob, space for table and chairs, new laminate flooring.



#### FIRST FLOOR LANDING

Double glazed window to rear aspect, radiator, new fitted carpet, airing cupboard, loft hatch.

#### BEDROOM ONE 11'5 X 10'10 (3.48M X 3.30M)

Double glazed window to front aspect, radiator, two fitted closets, new fitted carpet.

#### EN-SUITE 7'10 X 4'11 (2.39M X 1.50M)

Opaque double glazed window, radiator, W.C, hand basin, shower cubicle, extractor fan, shaving point, laminate flooring.

#### BEDROOM TWO 9'8 X 9'1 (2.95M X 2.77M)

Double glazed window to front and side aspect, radiator, new fitted carpet.

#### BEDROOM THREE 9'1 X 6'6 (2.77M X 1.98M)

Double glazed window to rear aspect, radiator, new fitted carpet.

#### BATHROOM 6'5 X 5'3 (1.96M X 1.60M )

Opaque double glazed window to front aspect, new suite comprising mixer tap, hand basin with vanity cabinet below, W.C, radiator, extractor fan, shaving point, stylish tiled surround, vinyl plank tile flooring.

#### GARAGE 17'5 X 9'7 (5.31M X 2.92M )

Up and over garage door to front, window to rear aspect, electric lighting and power points, pitched roof.

#### OUTSIDE

To the front is a private drive, providing parking for 2 cars. This leads to the integral garage. To the rear is a good sized family garden, comprising of a patio area, with the rest of the garden laid mainly to lawn. There is also a shrub border and a magnificent christmas tree!

#### 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.