



## 11 SUNSET HEIGHTS, BARNSTAPLE, EX32 8DH

Chequers Estate Agents are delighted to present this three bedroom detached chalet bungalow, situated within a sought after, edge of town location. Benefitting from an attractive plot and well presented accommodation throughout. This bungalow presents a wonderful opportunity not to be missed.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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**£375,000**



- **DETACHED BUNGALOW**
- **CONVENIENT AND SOUGHT AFTER LOCATION**
- **A MUCH LOVED HOME FOR 20 YEARS**
- **SPACIOUS AND LIGHT THROUGHOUT**
- **OFF ROAD PARKING FOR ONE CAR**
- **FULLY ENCLOSED GARDEN**
- **TURN KEY OPPORTUNITY**
- **CLOSE TO AMENITIES AND FACILITIES**
- **A SHORT STROLL TO BARNSTAPLE TOWN CENTRE**
- **A MUST VIEW**



Chequers Estate Agents welcomes you to view 11 Sunset Heights, a detached, three bedroom chalet bungalow, situated within a good size plot and benefiting from some fabulous views to the rear. The property is approached via a driveway, that provides parking for one car and a pathway leading to the front door. The property has been a much loved home for 20 years and is a perfect turn key opportunity.

The accommodation briefly comprises: a welcoming entrance hallway with level access to all the ground floor Rooms. The hallway leads to a spacious and light living room with a beautiful bay window and feature fireplace. The kitchen has plenty of cupboard space and overlooks the rear garden. The kitchen leads to a useful utility cupboard where there is space for white goods and houses the combination boiler. There is a double bedroom and modern shower. On the ground floor is a further dining room with patio doors to the garden and another double dual aspect bedroom and handy cloakroom. To the first floor is a further bedroom with some restricted head height and a modern family bathroom with three piece white suite.

To the front is a well maintained garden laid to lawn with a shrub border. The drive provides off road parking for one car and a pathway leads to the front door. There is a beautiful mature garden to the rear, with attractive tree border. The garden is laid mainly to lawn with an area of decking perfect for alfresco dining. Overall the bungalow is a truly lovely home.

## **LOCATION - BARNSTAPLE**

The bungalow is positioned in Sunset Heights, which is a very popular and convenient location, within walking distance to Barnstaple town centre and all local amenities. 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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





## **ENTRANCE HALLWAY**

A spacious and welcoming entrance hallway with stairs rising to the first floor landing. Useful storage cupboard, radiator, fitted carpet.

## **KITCHEN**

An attractive and modern kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into work surface with cupboards below. Space for freestanding oven and space for fridge freezer. Breakfast bar with further cupboard space, radiator, tiled flooring. UPVC double glazed window to rear elevation overlooking the garden. Useful cupboard housing the washing machine and wall mounted combi boiler.

## **LOUNGE**

A spacious and light lounge with UPVC double glazed bay window to front elevation. Feature electric flame effect fire, making a lovely focal point, radiator, laminate flooring.

## **DINING ROOM**

A spacious and light dining room with UPVC double glazed patio doors giving access to the garden. Feature electric heater, radiator, laminate flooring.



## **BEDROOM ONE**

A dual aspect double bedroom with UPVC double glazed window to front and side elevation, radiator, fitted carpet.

## **BEDROOM TWO**

A double bedroom with UPVC double glazed window to front elevation, radiator and fitted carpet.

## **FIRST FLOOR LANDING**

UPVC double glazed window to rear elevation overlooking the garden, fitted cupboards with hanging space, fitted carpet.

## **BEDROOM THREE**

An attic room with UPVC double glazed windows to front and rear elevation. Eaves storage, radiator, fitted carpet. Restricted head height.

## **BATHROOM**

A modern 3 piece white suite comprising, panelled bath in a tiled surround, saniflow toilet W.C, wash hand basin, UPVC double glazed window to front elevation, radiator, vinyl flooring.





## SHOWER ROOM

A modern shower room with UPVC double glazed window to side elevation. Walk in shower with rainfall shower head, in a splashback surround, heated towel rail, vinyl flooring.

## OUTSIDE

To the front of the property is a driveway providing off road parking for one car. The front garden is laid to lawn with a pathway leading to the front door. To the rear of the property is a fully enclosed garden offering a high degree of privacy. The garden is laid mainly to lawn with a tree border and area of decking perfect for alfresco dining. The garden is the perfect space for pets to potter and children to play.

## 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.

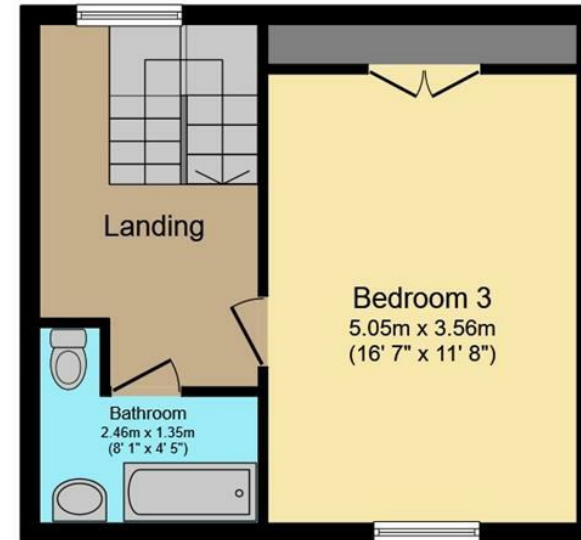






### Ground Floor

Floor area 80.6 sq.m. (867 sq.ft.)



### First Floor

Floor area 32.3 sq.m. (348 sq.ft.)

**TOTAL: 112.9 sq.m. (1,215 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND C**



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