



Floor Plan
Floor area 59.6 m² (641 sq.ft.)

TOTAL: 59.6 m² (641 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

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Smart Move

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



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COUNCIL BAND B



**GARDENIA CHESTWOOD AVENUE, STICKLEPATH
BARNSTAPLE, DEVON, EX31 2EJ**

Chequers Estate Agents are pleased to present Gardenia, to the market for sale. This 2 bedroom semi-detached bungalow is situated at the end of a quiet cul-de-sac and benefits from driveway parking for 4 cars, large mature garden and outbuildings with potential to extend subject to planning and the added attraction of being sold with no onward chain.

£280,000

- SEMI-DETACHED BUNGALOW SITUATED AT THE END OF A QUIET CUL-DE-SAC
- PRIVATE DRIVEWAY PARKING FOR 4 CARS
- LARGE MATURE GARDEN WITH STORAGE OUTBUILDING AND SEPARATE WORKSHOP
- LOUNGE
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS (ONE WITH BUILT IN WARDROBES)
- POTENTIAL FOR EXTENSION SUBJECT TO PLANNING PERMISSION
- SHORT WALK TO BUS STOPS AND LOCAL AMENITIES OF STICKLEPATH
- IN NEED OF MODERNISATION AND GENERAL REFURBISHMENT
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer Gardenia, to the market for sale, with the added attraction of being offered with no onward chain. It is situated at the end of a quiet cul-de-sac, within a desirable residential location, close to a wide range of local amenities. There is an excellent bus service approximately 2 minutes away, which runs to Barnstaple town centre. The nearby shops and businesses include a petrol station, pub, nursery, dental practises, convenience store, fish and chips and Chinese takeaway. There is also an excellent primary school and Petroc college all within walking distance, along with easy access to the picturesque Tarka Trail.



This semi-detached bungalow is believed to have been traditionally built in the 1960's, and is coming to the market for the first time in nearly 30 years, so is considered a rare opportunity. It is nestled within a generous plot with private driveway parking for 4 cars to the front of the bungalow, and a large mature garden to the rear, with lawn and patio areas, along with useful storage outbuildings.

In brief, the accommodation comprises of an entrance porch, hallway, lounge, fitted kitchen, spacious lobby to the side with access to the garden, bathroom and two double bedrooms (one with fitted wardrobe)

LOCATION

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.

ENTRANCE PORCH

Double glazed door with window light to front aspect, vinyl flooring, opening up to hallway.

HALLWAY

Cloak space, fitted carpet, loft access, laminate flooring.



LOUNGE 17'1" X 9'5" (5.23 X 2.88)

Two double glazed windows to rear aspect, radiator, laminate flooring, fireplace with gas fire inset, door through to kitchen.

KITCHEN 8'11" X 9'6" (2.72 X 2.92M)

Double glazed window to front aspect, sink with draining board, range of fitted base and wall mounted cupboards, work surface areas, space and plumbing for washing machine, space for cooker, space for low level fridge/freezer, vinyl flooring.

LOBBY 4'3" X 14'7" (1.32M X 4.46M)

Useful storage and drying area, door leading to rear patio and garden beyond.

BEDROOM ONE 13'6" X 9'4" (4.12M X 2.86M)

Double glazed window to front aspect, radiator, fitted wardrobe and cupboard unit, exposed floorboards.

BEDROOM TWO 12'11" X 9'3" (3.94M X 2.84M)

Double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM 5'7" X 9'6" (1.71M X 2.92M)

Double glazed window to front aspect, bath with shower over, pedestal hand basin, W/C, cupboard housing gas fired boiler.

OUTSIDE

To the front of the property is a 5-bar gate which opens up to a private driveway. There is an additional gravelled parking area for approximately 4 cars. To the rear is a large mature garden, with generous patio area, separate lawn area with well established trees, useful detached storage shed/workshop, and an additional storage outbuilding with patio flooring that could offer a variety of uses.