



**Floor Plan**  
Floor area 131.2 m<sup>2</sup> (1,412 sq.ft.)

TOTAL: 131.2 m<sup>2</sup> (1,412 sq.ft.)

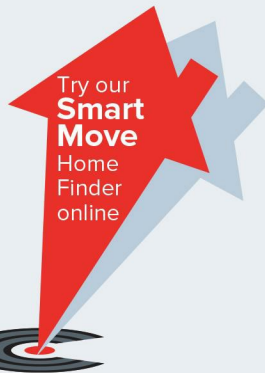
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL BAND D



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## 40 SUNSET HEIGHTS, BARNSTAPLE, DEVON, EX32 8DH

Chequers Estate Agents are delighted to present this three bedroom detached bungalow, situated within a sought after, edge of town location. Benefiting from an attractive plot, single garage and ample off road parking.



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**£365,000**



- DETACHED THREE BEDROOM BUNGALOW
- AMPLE OFF ROAD PARKING WITH A SINGLE GARAGE
- MODERN KITCHEN
- TWO SPACIOUS AND LIGHT LIVING ROOMS
- THREE BEDROOMS
- WET ROOM
- SOUTH FACING REAR GARDEN
- CLOSE TO AMENITIES AND FACILITIES
- A SHORT DRIVE OR WALK TO BARNSTAPLE TOWN CENTRE
- A MUST VIEW



Chequers Estate Agents welcomes you to view 40 Sunset Heights, a detached, three bedroom bungalow, situated within a good size plot with ample parking. The property is approached via a driveway, that provides parking for four cars and a pathway leading to the front door. The property has been a much loved home but is in need of some updating.

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. The kitchen has plenty of cupboard space and overlooks the rear garden. There is a further dining room with patio doors to the garden. There are two double bedrooms, a smaller single and as a wet room.

To the front is a large driveway providing off road parking for four cars. There is a beautiful mature garden to the rear, with attractive border. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining.

#### LOCATION - BARNSTAPLE

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 PORCH 4'8 X 4'5 (1.42M X 1.35M )

A useful porch with space for shoes and coats. Fitted carpet.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with level access to all internal rooms. Access to the loft which the current owners have previously had plans to convert however, no planning is in place, radiator, vinyl flooring.

#### LIVING ROOM 15'2 X 13'9 (4.62M X 4.19M )

A spacious and light living room with UPVC double glazed windows to side elevation. Radiator, vinyl flooring, UPVC double glazed patio doors to conservatory. Please note the wood burner will be taken and not included in the sale.

#### CONSERVATORY 14'4 X 7'7 (4.37M X 2.31M )

UPVC double glazed windows and door overlooking and giving access to the garden. Radiator, vinyl flooring.

#### KITCHEN 11'8 X 10'5 (3.56M X 3.18M )

A fitted grey gloss kitchen with UPVC double glazed windows overlooking the rear garden, inset single bowl sink inset into work surface with cupboard below. Integrated double eye level oven with electric hob, space and plumbing for washing machine, plenty of preparation space, vinyl flooring.

#### DINING ROOM 14'4 X 10'8 (4.37M X 3.25M )

UPVC double glazed doors to rear giving access to the garden, radiator, vinyl flooring.

#### WET ROOM 8'2 X 8'2 (2.49M X 2.49M )

A walk in wet room with large shower in a fully tiled surround, W.C, wash hand basin. Two UPVC double glazed windows to side elevation, heated towel rail, tiled flooring.

#### BEDROOM ONE 11'4 X 12'1 (3.45M X 3.68M )

A spacious double bedroom with two UPVC double glazed windows to front elevation. Radiator, vinyl flooring.

#### BEDROOM TWO 12'2 X 10'8 (3.71M X 3.25M )

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

#### BEDROOM THREE 8'8 X 10'8 (2.64M X 3.25M )

UPVC double glazed window to side elevation, radiator, fitted carpet.

#### GARAGE 18'3 X 10'6 (5.56M X 3.20M )

Up and over door, UPVC double glazed window to side elevation, combi boiler.

#### GARDEN

To the front is a large driveway providing off road parking for four cars. There is a beautiful mature garden to the rear which is south facing, with attractive border. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining.

#### 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.