



Ground Floor

First Floor

Floor area 73.3 sq.m. (789 sq.ft.) Floor area 56.9 sq.m. (612 sq.ft.)

TOTAL: 130.2 sq.m. (1,401 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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E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**81 WESTACOTT MEADOW, BARNSTAPLE, EX32 8QX**

A modern detached four bedroom (one en-suite) house, situated within a desirable edge of town development. Benefitting from a garage, driveway parking, front and rear gardens, and spacious family sized accommodation.

**£375,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



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COUNCIL BAND D



- MODERN DETACHED HOUSE
- SITUATED WITHIN DESIRABLE DEVELOPMENT
- LOUNGE WITH BAY WINDOW
- DINING ROOM
- GROUND FLOOR CLOAKROOM
- CONSERVATORY
- FITTED KITCHEN AND UTILITY ROOM
- WET ROOM
- FOUR BEDROOMS (ONE EN-SUITE)
- GARAGE, DRIVEWAY PARKING & FRONT AND REAR GARDENS



Chequers Estate Agents are delighted to offer this modern detached house for sale, situated within a tucked away cul-de-sac and part of a desirable edge of town location. It is of a traditional build, with brick elevations, tiled roof and easy maintenance guttering and fascias. This is complemented with UPVC double glazed windows and gas fired central heating. The property also benefits from an integral garage, private driveway parking for two cars, and mature front and rear gardens, laid mainly to lawn.

The accommodation itself is spacious and flexible, which briefly comprises, reception hall, ground floor cloakroom, lounge with bay window, dining room . snug, which has patio doors opening to the large conservatory. The kitchen has a range of integrated appliances, with a useful utility room leading off it, which gives access to the rear garden. The first floor offers a wet room and four bedrooms. Three of the bedrooms are double rooms, with one of them also offering an en-suite shower room.

The property would benefit from some general refurbishment and decoration, but offers exciting opportunities for the new owners to make their own mark.

**HALLWAY**

Stairs to first floor, main entrance door to front aspect, door leading to integral garage, radiator, fitted carpet.

**CLOAKROOM**

W.C, hand basin with splashback tiling, UPVC double glazed opaque window, radiator, fitted carpet.

**LOUNGE 10'4" X 17'2" (3.16 X 5.24 )**

UPVC double glazed box bay window to front aspect, fireplace with gas fire inset, radiator, fitted carpet.

**DINING ROOM / SNUG 8'9" X 11'2" (2.69 X 3.41 )**

UPVC double glazed patio doors leading to conservatory, radiator, fitted carpet.

**CONSERVATORY 7'8" X 15'7" (2.35 X 4.76 )**

Spacious triple aspect conservatory, UPVC double glazed window units with doors leading to rear garden, ample power points, tiled flooring.



**KITCHEN 9'6" X 9'5" (2.90 X 2.88 )**

UPVC double glazed window to rear aspect, range of fitted cupboards and drawers, one and a half bowl sink unit, ample work surface areas, built in electric oven with gas hob and extractor over, space for fridge/freezer, wall tiling, vinyl flooring.

**UTILITY ROOM 3'11" X 9'5" (1.21 X 2.88)**

UPVC double glazed window, loft hatch, fitted carpet, cupboard housing gas fired boiler

**FIRST FLOOR LANDING**

UPVC double glazed window, loft hatch, fitted carpet, cupboard housing gas fired boiler.

**WET ROOM 7'1" X 5'6" (2.17 X 1.70 )**

UPVC double glazed window, W.C, hand basin, shower area, extractor, shaving point, fan heater.

**BEDROOM ONE 12'4" X 9'0" (3.76 X 2.75 )**

Two UPVC double glazed window, built in wardrobe, radiator, fitted carpet.

**EN-SUITE 8'5" X 5'2" (2.57 X 1.60 )**

UPVC double glazed window, shower cubicle, W.C, pedestal hand basin, radiator, extractor, shaving point, wall tiling.

**BEDROOM TWO 11'5" X 9'10" (3.50 X 3.01 )**

UPVC double glazed window, built in wardrobe, radiator, fitted carpet.

**BEDROOM THREE 11'4" X 12'5" (3.46 X 3.81 )**

UPVC double glazed window, radiator, fitted carpet.

**BEDROOM FOUR 10'5" X 5'11" (3.18 X 1.82 )**

UPVC double glazed window to rear aspect, radiator, fitted carpet.

**OUTSIDE**

To the front of the property is a private driveway providing parking for 2 cars. There is also a garden laid mainly to lawn and gated pathway providing pedestrian access down the side of the house. To the rear is a larger mature garden, laid mainly to lawn, with distant countryside views.

**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.