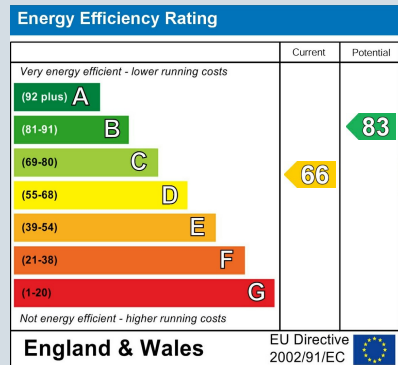


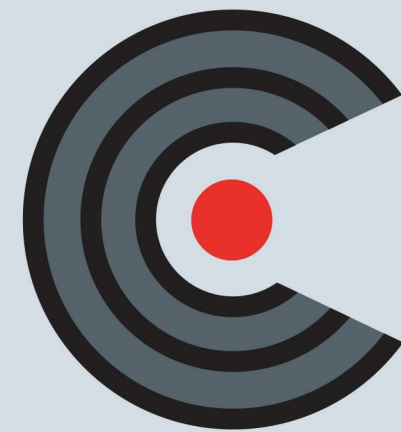
Floor Plan
Floor area 69.5 m² (748 sq.ft.)

TOTAL: 69.5 m² (748 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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**23 CHANTERS HILL,
 BARNSTAPLE, EX32 8DN**

Chequers Estate Agents are delighted to present to the market this spacious two double bedroom bungalow in the heart of Chanters Hill.

£280,000

COUNCIL BAND

- TWO BEDROOM BUNGALOW
- MODERN KITCHEN
- COSY LIVING ROOM
- SOUGHT AFTER LOCATION
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- A MUST VIEW



Chequers Estate Agents of Barnstaple are delighted to offer For Sale No. 23 Chanters Hill a two bedroom bungalow with an attached single garage and gardens to the front and rear.

The property enjoys a tucked away position within the Chanters Hill development and benefits from open views which extend across the outskirts of Barnstaple and beyond with the local countryside in the distance from the rear elevation.

The bungalow benefits from gas central heating and UPVC double glazing throughout. The accommodation briefly comprises: a welcoming entrance hallway which provides level access to all internal rooms. The Kitchen is modern with ample cupboard space and an internal door leads to the garage. The living room is light and bright and over looks the rear garden. There are two double bedrooms and a modern shower room.

Outside there is a front garden which has been landscaped by the current owner. The garden is planted with mature shrubs and bushes giving a high level of privacy, alongside there is a driveway leading to a garage. The back garden is a good size and has a stone chipped area with a substantial greenhouse which is included in the sale.

Overall 23 Chanters Hill is a lovely bungalow and we recommend an internal inspection by calling Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314.

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, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALLWAY

A welcoming entrance hallway providing level access to all internal rooms, radiator, fitted carpet.

KITCHEN 9'6 X 9'5 (2.90M X 2.87M)

A modern fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into worksurface with cupboard space below. Space for oven, space for undercounter fridge, space and plumbing for washing machine, heated towel rail, tiled flooring. Wall mounted boiler serving the central heating and hot water. UPVC double glazed window overlooking the front garden, internal door to garage.

LIVING ROOM 16'9 X 9'4 (5.11M X 2.84M)

A spacious and light living room with UPVC double glazed window to rear elevation overlooking the garden and rolling fields in the distance, radiator, fitted carpet.

BEDROOM ONE 13'5 X 9'4 (4.09M X 2.84M)

A light and airy double bedroom with UPVC double glazed window to rear elevation overlooking the garden and fields in the distance, radiator, fitted carpet.

BEDROOM TWO / DINING ROOM 11'4 X 9'5 (3.45M X 2.87M)

A double bedroom or perfect dining space with UPVC double glazed window overlooking the front garden, radiator, fitted carpet.

SHOWER ROOM 9'7 X 5'0 (2.92M X 1.52M)

A modern three piece white suite comprising walk in double shower in a splashback surround, W.C, pedestal wash hand basin. UPVC double glazed window to front elevation, heated towel rail, vinyl flooring. Access to loft space.

OUTSIDE

The property is approached via two cast iron gates leading to the driveway providing off road parking for at least one car. The front garden has been well landscaped by the current owner and is laid to lawn with raised flower borders planted to a variety of shrubs. A pathway leads to the front door.

To the rear of the property is a fully enclosed garden. The garden has been designed for ease of maintenance by the current owners and is laid to chippings with an area of patio and shrub borders. The garden has a greenhouse and enjoys an outlook towards Barnstaple hospital and fields beyond.

GARAGE 15'6 X 8'3 (4.72M X 2.51M)

A useful garage with two doors leading to the driveway. UPVC double glazed rear access to the garden. Light and power connected.

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.

