



17 ANCHOR WOOD VIEW, STICKLEPATH, BARNSTAPLE, DEVON, EX31 2FH

A stunning detached 3 bedroom bungalow, with fabulous estuary and countryside views, and the remainder of NHBC warranty. Set within a tucked away and tranquil location, yet within close proximity to Barnstaple town and nearby attractions.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£615,000



- SUPERB DETACHED 3 BEDROOM BUNGALOW
- FABULOUS COUNTRYSIDE AND ESTUARY VIEWS
- REMAINDER OF NHBC WARRANTY
- LARGE GARAGE WITH UTILITY AREA & PRIVATE DRIVEWAY PARKING FOR 2 CARS
- 'WOW' FACTOR LIVING ROOM WITH VAULTED CEILING
- STUNNING KITCHEN/DINER WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- UNDER FLOOR HEATING, SOLAR PANELS AND UPVC DOUBLE GLAZING
- LARGE MATURE REAR GARDEN



Chequers Estate Agents are delighted to offer this stunning detached three bedroom bungalow for sale, set in a tucked away and tranquil location, set within easy reach of Barnstaple town centre and excellent transport links. The property is situated within the exclusive Anchor Wood View development, which has 34 two, three and four bedroom detached bungalows. This highly desirable development was built to Chichester developments high standards. Number 17 Anchor Wood View was brand new in December 2022.

The current vendors have made some additions to the property, including extra cupboards in the utility area, washable tiled flooring in the garage and professionally installed raised storage unit in the loft. Once you enter the property, there is a spacious entrance hall which gives access to the principle rooms and the integrated garage. There is a 'WOW' factor living room with vaulted ceiling and bifold doors leading out to the rear garden. The living room flows into the gorgeous kitchen/dining room, with space for a large table and chairs and a range of integrated appliances.

The quality of the home continues throughout, with a stylish bathroom and three double bedrooms. The main bedroom benefits from an ensuite shower room and dressing area with fitted wardrobes. The outside does not disappoint, offering a large single garage, private driveway parking for 2 cars and a spacious rear garden with patio and lawn areas. The rear garden and main living areas take advantage of the fabulous estuary and countryside views.

AGENTS NOTE

All mains services connected. Vendor advises £300 P/A for upkeep of communal areas. Tenure: Freehold.





ENTRANCE HALL

Main entrance door with glass panel inset and window light, cloak space, storage cupboard with sliding doors, loft hatch leading to insulated loft with professionally installed raised storage areas, downlighters, door to integral garage.

KITCHEN / DINING ROOM

20'7" x 16'5"

UPVC double glazed window and UPVC patio doors leading to rear garden, generous dining space, range of built in appliances, including induction hob with extractor hood over. One and a half bowl sink with draining board, dishwasher, fridge/freezer, combination oven/microwave and main electric fan oven, range of soft closing cupboards and drawers, ample work surface area.

LIVING ROOM

18'7" x 17'3"

Fantastic living area, vaulted ceiling with feature window to rear and large bifold doors leading out to the South West facing garden, sliding doors divide the living and dining areas.

BEDROOM ONE

20'10" x 10'2"

Measurement includes dressing area, UPVC double glazed window to front aspect, dressing area with two fitted wardrobes, fitted carpet, door to ensuite.

EN-SUITE

8'0" x 5'8"

Opaque double glazed window to side aspect, large shower cubicle with rain shower head and separate shower attachment, hand basin with vanity cabinet below, low level W.C, heated towel radiator, extractor fan, shaving points, part tiled walls.

BEDROOM TWO

14'11" x 9'5"

UPVC double glazed windows to front and side aspect, fitted wardrobes with sliding doors, fitted carpet.





BEDROOM THREE

8'11" x 7'9"

UPVC double glazed window to side aspect, fitted carpet.

BATHROOM

8'0" x 7'4"

Opaque double glazed window to side aspect, bath with tiled surround and accessory shelf, low level W.C, shower cubicle with rain shower head and separate shower attachment, heated towel rail radiator, extractor fan, hand basin with vanity cabinet below.

OUTSIDE

There is a private driveway to the front, providing off road parking for two cars. There is also a gated pathway leading down the side of the house and large single garage 6.54m x 3.20m. To the rear is a large mature garden, with increased patio area and a generous area of lawn with wonderful views towards the estuary and countryside. Beyond the garden is also an open nature communal space, which is a great area for a stroll, or to walk your dog, and available for residents to enjoy.

GARAGE / UTILITY

21'5" x 10'5"

Electric garage door, pedestrian door to rear garden and door to hallway, space and plumbing for washing machine and dryer, sink with draining board, wall and base cupboards, washable tiled flooring, work surface areas, Worcester gas fired boiler.

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.





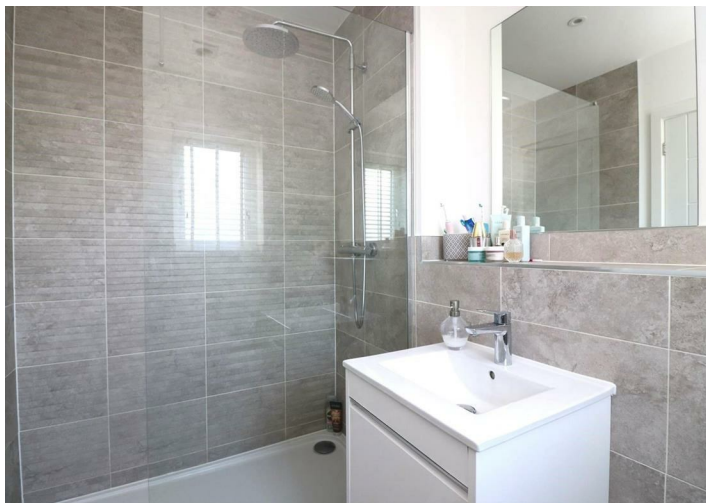


Floor Plan

Floor area 151.2 m² (1,627 sq.ft.)

TOTAL: 151.2 m² (1,627 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND E



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