



61 CHANTERS HILL, BARNSTAPLE, EX32 8DQ

Searching for a chalet bungalow in the heart of Barnstaple town centre?

Look no further than this well presented four bedroom semi-detached chalet bungalow, within walking distance to all amenities and facilities. The property has the added attraction of ample off road parking, a single garage as well as a fully enclosed garden.



CHEQUERS

INDEPENDENT ESTATE AGENTS

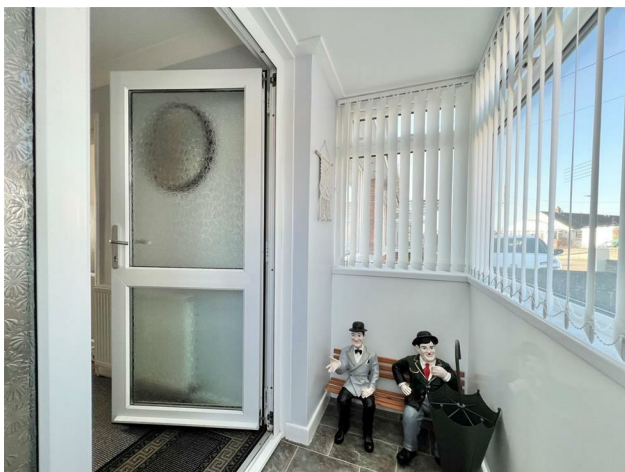
Smart Move

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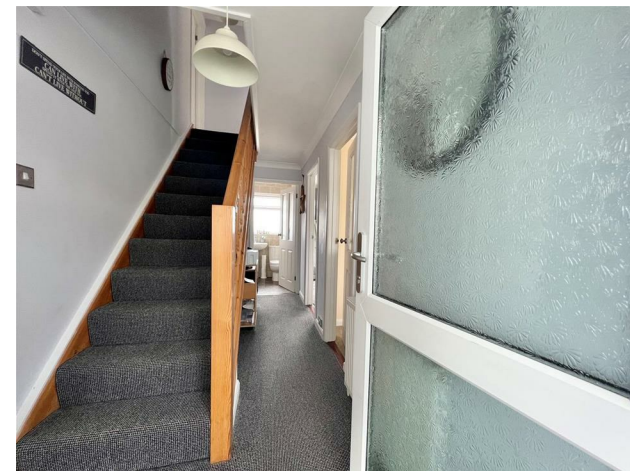
E: enquiries@chequershomes.co.uk

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£340,000



- SEMI - DETACHED CHALET BUNGALOW
- MODERN KITCHEN
- COSY LIVING ROOM
- FOUR DOUBLE BEDROOMS - ONE EN-SUITE
- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- TURN KEY OPPORTUNITY
- SHORT WALK FROM TOWN CENTRE
- A MUST VIEW



Chequers estate agents are delighted to offer for sale this 4 bedroom semi-detached chalet bungalow in the highly sought-after and convenient location close to Barnstaple town centre. The property has been a much loved home for many years and has been greatly improved by the current owners to create a perfect family home or couples retreat. Chanters Hill has the added attraction of off-road parking, a single garage as well as a fully enclosed low maintenance garden, which has glorious views over the town with rolling countryside in the far distance.

The accommodation briefly comprises a handy entrance porch, which leads to the welcoming hallway. The hallway leads to a cosy living room and kitchen, which overlooks the garden and has a handy utility room. There is a separate dining room, which in turn could also be bedroom four. On the ground floor is a further double bedroom and a family bathroom. To the first floor are two bedrooms, one with an ensuite shower room. Both bedrooms have UPVC double glazed windows to the rear elevation with glorious views of Barnstaple town centre and countryside in the far distance. To the front of the property is ample off-road parking and access to the single garage. Whilst to the rear is a fully enclosed low maintenance garden which offers a degree of privacy. The rear garden is laid mainly to patio with an area of decking, perfect for alfresco dining. The garden is a true suntrap.

In all, this truly is a lovely home and Chequers, the sole selling agents recommend an internal inspection to appreciate what this property has to offer.

The accommodation is located within close walking distance to all amenities and facilities and an internal inspection is advised to appreciate what this property has to offer. 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 drive.





ENTRANCE PORCH

7'6 x 2'7

A spacious and handy entrance porch with UPVC double glazed window to front and side elevation, vinyl flooring.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs to first floor landing, radiator, fitted carpet.

BEDROOM THREE

10'6 x 10'2

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM FOUR / DINING ROOM

10'2 x 8'9

UPVC double glazed window to front elevation, feature electric fireplace making a lovely focal point to this room, radiator, fitted carpet.



BATHROOM

5'9 x 5'3

A modern three piece suite comprising panelled bath with shower over in a tiled surround, W.C, pedestal wash hand basin, all fully tiled with heated towel rail, vinyl flooring. UPVC double glazed opaque window to rear elevation.

KITCHEN

9'7 x 7'9

UPVC double glazed window to rear elevation overlooking the garden. A modern fitted kitchen with inset one and a half bowl sink with cupboard space below. Integrated single oven with four ring induction hob. Matching wall cabinets and drawers, plenty of preparation space, radiator, vinyl flooring.

UTILITY

6'2 x 7'1

A handy utility with space and plumbing for washing machine and undercounter space for fridge/freezer. UPVC double glazed door giving access to the garden and internal door to garage. Wall mounted boiler supplying the central heating system.



LIVING ROOM

14'2 x 10'6

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

FIRST FLOOR LANDING

Access to both bedrooms, fitted carpet.



BEDROOM ONE

13'9 x 10'8

A spacious double bedroom with UPVC double glazed window to rear elevation with a glorious view in the far distance of countryside, access to the eaves storage, handy cupboard with hanging rail, radiator, fitted carpet. Some restricted head heights in places.

EN-SUITE

6'0 x 4'6

Modern three piece suite comprising corner shower with electric shower in a tiled surround, W.C, wash hand basin with cupboard below. Radiator, vinyl flooring. UPVC double glazed opaque window to rear elevation.

BEDROOM TWO

16'2 x 10'1

UPVC double glazed window to rear elevation with a glorious view over Barnstaple town centre and countryside in the far distance. Access to the eaves storage, radiator, fitted carpet. Some restricted head height in places.



GARAGE

15'7 x 7'2

A single garage with up and over door. Power and lighting connected. fuse board circuit.

GARDEN

To the front of the property is a large paved area which provides ample off road parking with two cast iron gates.

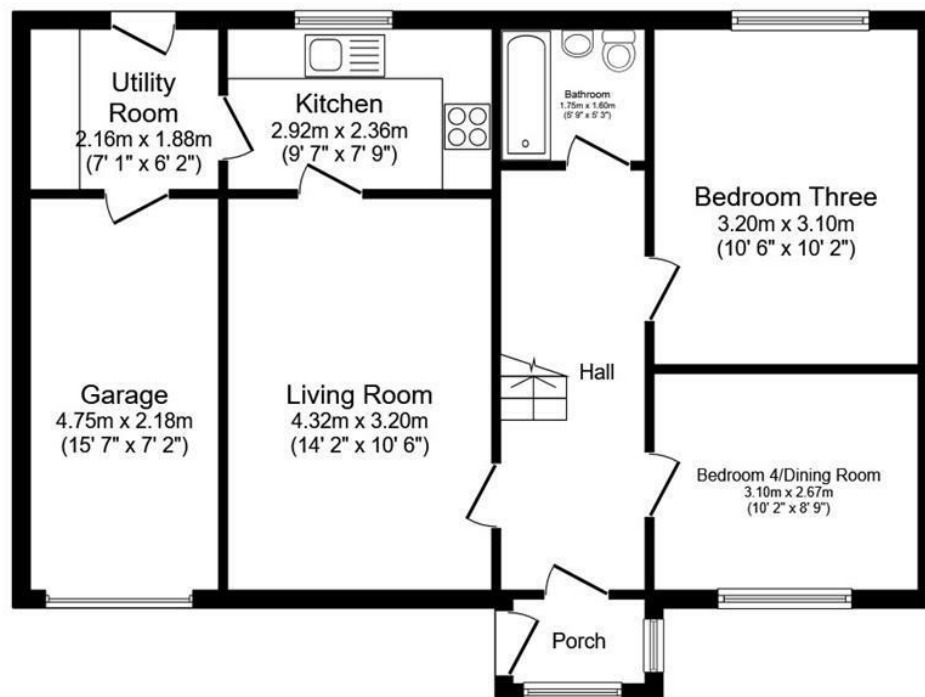
To the rear of the property is a fully enclosed south facing rear garden designed for ease of maintenance. The garden is a decent size with a large area of patio, perfect for alfresco dining as well as a small decking area. The garden enjoys distance glimpses of countryside. Outside tap.

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.







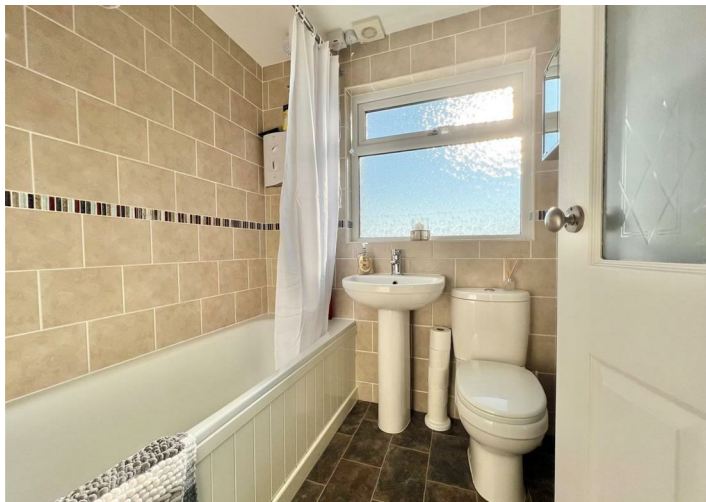
Ground Floor



First Floor

Total floor area 124.2 sq.m. (1,337 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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 B



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