



## 26, PENHILL VIEW, BICKINGTON, BARNSTAPLE, EX31 2FF

Chequers Estate Agents are proud to present to the market this beautiful three double bedroom chalet bungalow. The property benefits from a single garage, landscaped garden and a glorious outlook. A perfect turn key opportunity.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £475,000





- A BEAUTIFUL DETACHED CHALET BUNGALOW
- MODERN KITCHEN WITH AMPLE CUPBOARD SPACE
- LIGHT AND COSY LIVING ROOM
- CONSERVATORY OVERLOOKING THE GARDEN
- THREE DOUBLE BEDROOM WITH BUILT IN WARDROBES - ONE EN-SUITE
- SINGLE GARAGE AND OFF ROAD PARKING FOR AT LEAST TWO CARS
- CLOSE TO AMENITIES AND FACILITIES
- TUCKED AWAY POSITION
- HIGHLY SOUGHT AFTER LOCATION
- A MUST VIEW



Chequers Estate Agents of Barnstaple are proud to present this three-bedroom detached chalet bungalow in a sought-after area of Bickington. Presented to the market in show home condition, this truly is a beautiful home and perfect turnkey opportunity. An internal inspection is advised to appreciate what this property has to offer.

The accommodation briefly comprises: A welcoming and spacious entrance hallway with level access to all the ground floor rooms. There is a useful cloakroom being modern and convenient. The kitchen is equipped with ample cupboard space along with some integrated appliances. The kitchen enjoys a pleasant outlook over the rear garden and has space for a small dining table. There is a separate dining room which is the perfect space to entertain family and friends or could alternatively be used as a further bedroom. The living room is light and cosy with a feature fireplace making a lovely focal point to this room and has patio doors leading to the conservatory. The conservatory is a wonderful space to enjoy the lovely outlook over the landscaped garden and rolling fields beyond. To complete the ground floor accommodation is a double bedroom with fitted wardrobes and a modern en-suite shower room.

To the first floor are two spacious double bedrooms which are light and bright with fitted wardrobes, providing plenty of hanging space. There is useful cupboard housing the hot water tank on the first-floor landing along with a family bathroom with a three piece white suite comprising, panelled bath, WC and pedestal wash hand basin.

Where Penhill View is different to all the rest is the tucked away location at the end of a no through road and enjoys a glorious outlook from the rear elevation. The property has a single garage with light and power connected and pedestrian door to the garden. The driveway is larger than average and has off road parking for at least two cars.

To the front of the property is a small low maintenance garden laid to chippings with a patio pathway leading to the front door. A side pedestrian gate leads to the beautiful rear garden, which has been landscaped by the current owner. The garden has been a much-loved part to this home and is fully enclosed and offers a high degree of privacy. The garden has a patio area, perfect for a table and chairs and spending time with family and friends. The garden is laid mainly to lawn with different seating areas to enjoy the sun all year round. There are a variety of flower beds bordering the garden.

Number 26 Penhill View really does tick a lot of boxes and if you're looking for a chalet bungalow close to local amenities then this inviting home will be of added interest and should be added to your viewing list.

For further details please contact the sole selling agent Chequers estate agents of Barnstaple on (01271) 379314 alternatively email [claire@chequershomes.co.uk](mailto:claire@chequershomes.co.uk)









Penhill View is situated in Bickington which offers every day amenities and a bus route which gives access to Barnstaple town centre the historic and regional centre of North Devon as well as Bideford town centre. Situated in the valley of the river Taw, The property is surrounded by beautiful countryside and some of the areas best beaches. Barnstaple town itself offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants. The vibrant town combines modern shopping facilities as well as a popular market. Our best known sandy beaches such as Woolacombe, Croyde, Saunton and Instow are within easy reach on the A361 North Devon link road provides convenient access to the M5 motorway network and beyond.

### ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with useful under stairs storage cupboard, stairs rising to first floor landing, radiator, fitted carpet.

### KITCHEN / BREAKFAST ROOM

12'2 x 10'8

A modern fitted kitchen with ample cupboard space. Further matching wall cabinets and drawers. Inset one and a half bowl sink set into worksurface with cupboard space below. Integrated single oven with four ring gas hob and extractor above. Integrated dishwasher, space for fridge freezer and space for washing machine. The kitchen has plenty of preparation space along with a cupboard housing the wall mounted boiler. Space for small dining table. UPVC double glazed window and patio doors giving access to the garden and enjoying a pleasant outlook to rolling fields and the estuary beyond, radiator, vinyl flooring.



### DINING ROOM

10'2 x 9'0

A spacious and light dining room with UPVC double glazed window to front elevation, radiator, fitted carpet.

### LIVING ROOM

15'0 x 12'0

A living room with electric affect fire making a lovely focal point to the room, radiator, fitted carpet. UPVC double glaze doors leading to the conservatory.

### CONSERVATORY

12'3 x 9'1

A beautiful addition to this wonderful home is the conservatory which is the perfect spot to sit and enjoy the garden and glorious views of rolling fields and glimpses of the River Taw. UPVC double glazed windows and double doors leading to the garden, vinyl flooring.

### CLOAKROOM

6'3 x 3'3

A modern cloakroom with UPVC double glazed opaque window to side elevation, WC, pedestal wash hand basin. Radiator, vinyl flooring.

### BEDROOM ONE

11'2 x 10'9

A spacious and light double bedroom with UPVC double glazed window to front elevation, fitted double wardrobe, radiator, fitted carpet.





## EN-SUITE

8'5 x 3'1

A modern three-piece white suite comprising double walk-in shower in a tiled surround with the shower head over, WC, pedestal wash hand basin. UPVC double glazed opaque window to side elevation, radiator, vinyl flooring.

## FIRST FLOOR LANDING

A light landing area with useful airing cupboard housing the hot water tank, radiator, fitted carpet.

## BEDROOM TWO

14'5 x 10'8

A beautiful light and airy double bedroom with UPVC double glazed window to front elevation and two velux windows to the rear elevation. Ample fitted wardrobe space, ceiling fan, access to loft, radiator, fitted carpet.

## BEDROOM THREE

14'3 x 10'2

A wonderful double bedroom with UPVC double glazed window to front elevation and two velux windows to rear elevation. Fitted wardrobes with plenty of hanging space, radiator, fitted carpet.

## BATHROOM

7'4 x 6'6

A modern three-piece white suite comprising panel bath in a tile surround with the shower over, WC, pedestal wash hand basin. Extensive tiling, shaver socket, radiator, Velux window, vinyl flooring.

## OUTSIDE

To the front of the property is a driveway providing off-road parking for at least two cars. A pathway leads to the front door where there is also a low maintenance garden laid to shingle and is the perfect spot for potted plants.

A side access gate lead to the beautiful landscaped rear garden which is fully enclosed and offer a high degree of privacy. The garden enjoys a glorious outlook towards rolling fields and the River Taw beyond. The garden is laid mainly to lawn with an area patio perfect for alfresco dining and spending time with family and friends. The garden has a useful garden shed and greenhouse as well as lots of different seating areas to enjoy the sunshine all year round.

## GARAGE

19'9 x 10'6

Up and over door, power and lighting connected. Space for tumble dryer, pedestrian door to garden.

## VIEWING ARRANGMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

## AGENTS NOTES

There is a maintenance charge for the upkeep of the communal areas whihc is currently £127.00 a year. This should be checked with your solicitor.

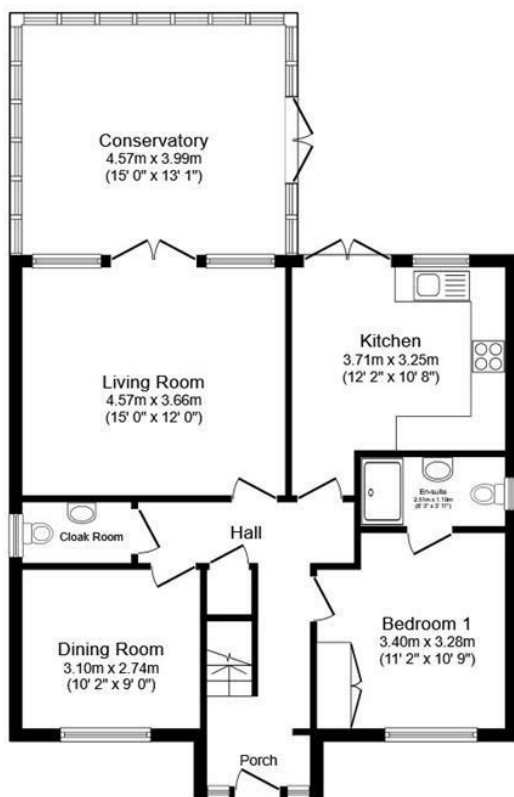
## NOTE

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.



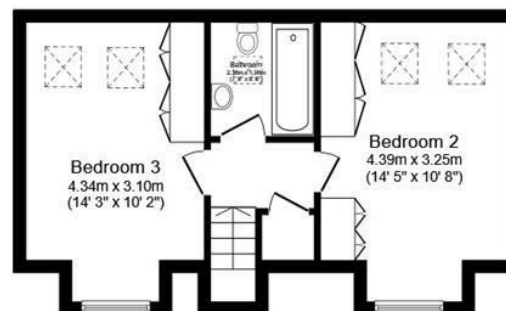






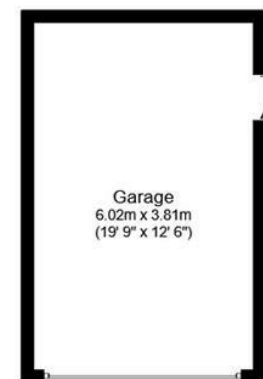
## Ground Floor

Floor area 88.1 m<sup>2</sup> (948 sq.ft.)



## First Floor

Floor area 37.3 m<sup>2</sup> (402 sq.ft.)



## Garage

Floor area 22.9 m<sup>2</sup>  
(247 sq.ft.)

**TOTAL: 148.3 m<sup>2</sup> (1,597 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](http://www.Propertybox.io)





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	

**COUNCIL TAX BAND D**



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