



13, CLARENDON GARDENS, BARNSTAPLE, EX31 3GY

Chequers Estate Agents are delighted to present to the market this five bedroom town house that offers the perfect turn key opportunity. A must view!



CHEQUERS

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Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£350,000



- **BEAUTIFUL FAMILY HOME**
- **MODERN KITCHEN / DINER**
- **SPACIOUS AND LIGHT LIVING ROOM WITH JULIET BALCONY**
- **FIVE BEDROOMS - ONE EN-SUITE**
- **DRIVEWAY FOR TWO CARS**
- **FULLY ENCLOSED GARDEN**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO AMENITIES AND FACILITIES**
- **A MUST VIEW**



Chequers Estate Agents welcomes you to view to this beautiful 5 bedroom, 3-storey, end-of-terrace town house in the highly sought after and convenient location. The property offers versatile accommodation and would make a perfect family home or those looking for an independent area for a family relative or older child. The property has been a much loved home and offers spacious and light accommodation throughout.

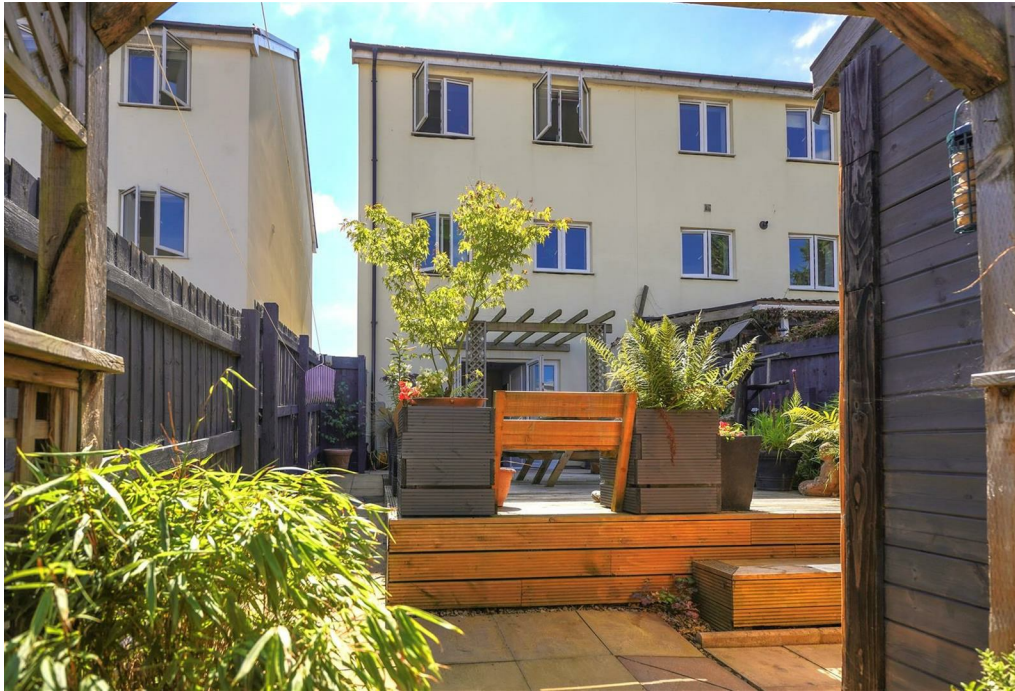
13 Clarendon Gardens briefly comprises: a welcoming entrance hallway leads to the ground floor accommodation. There are two double bedrooms, one which has the added benefit of an en-suite shower room and patio doors which leads to the fully enclosed garden. There is a separate room which is the perfect office space, however the vendors do currently use this space as a bedroom. The ground floor is complete with a useful cloakroom.

Stair rise to the first where you truly will not be disappointed. The living and entertaining space truly offers elegance and modern accommodation and is the perfect space to entertain and prepare freshly cooked meals for family and friends. The contemporary kitchen offers ample cupboard space and has been designed with convenience, with plumbing for a washing machine and dishwasher and has plenty of space for freestanding appliances. The Kitchen overlooks the garden and has room for a small dining table. To the first floor is a large L shaped Lounge / diner featuring a beautiful media wall and Juliet balcony. From the balcony glimpses of rolling Devon fields can be enjoyed in the distant and is a cosy space to sit and relax.

Stairs lead up to the second floor where you will find three beautifully lit bedrooms. The main bedroom is a spacious double with plenty of room for further bedroom furniture. This room is home to modern three piece en-suite shower room. Bedroom Two is again a double bedroom and bedroom three is a single but is currently used as an office. Both Bedroom Two and Three overlook the rear elevation and down to the garden. The family bathroom completes the accommodation with a three piece suite, ensuring comfort for all.

Overall this truly is a wonderful home and truly offers versatile and modern accommodation throughout. Outside, the property continues to keep offering more, with a driveway providing two off road parking spaces. A side access gate leads to the rear garden. The back garden has been designed for ease of maintenance, but truly offers a lovely space to enjoy a glass of wine or morning coffee. The garden is a pure haven with a delightful decking area perfect for alfresco dining or to enjoy a barbecue with family and friends. There is a patio area, perfect for potted plants. A pathway leads to the end of the garden where a pagoda is situated, being used as another seating area, along with a garden shed which has power and lighting connected. The garden is a true delight and is the perfect space for children to play or pets to potter. Outside tap.

Embrace the perfect blend of style, modern living, comfort and convenience in this exceptional town house and Chequers Estate Agents recommend an internal inspection to appreciate what this property has to offer.





ENTRANCE HALLWAY

A spacious and welcoming entrance hallway which gives level access to the ground floor rooms. The hallway has a two useful cupboards, stairs rising to first floor landing, radiator, laminate flooring.

CLOAKROOM

5'5 x 2'8

A handy cloakroom with W.C, pedestal wash hand basin, extractor fan, radiator, tiled flooring.

BEDROOM FOUR

15'8 x narrowing to 9'2 x 7'7 max

A double bedroom suite which would be perfect for those with relatives or an older child. The bedroom is a spacious double with UPVC double glazed patio doors giving access to the garden, radiator, laminate flooring.

EN-SUITE

6'6 x 5'6

A modern white suite comprising corner shower cubicle, pedestal wash hand basin, radiator, tiled flooring. UPVC double glazed window to rear elevation overlooking the garden.

BEDROOM FIVE

8'6 x 8'3

A light and bright bedroom with UPVC double glazed window to front elevation, radiator, fitted wardrobes, laminate flooring.

STUDY

8'3 x 8'2

A useful study space or could be a dressing area with fitted wardrobes, radiator, laminate flooring.

FIRST FLOOR LANDING

A spacious landing area with useful cupboard, radiator, fitted carpet.

KITCHEN/DINER

15'6 x 11'1

A modern kitchen diner with fitted kitchen. The kitchen has plenty of cupboard space with further matching wall cabinets and drawers. Inset one and a half sink set into work surface with cupboard space below. Integrated single oven and four ring gas hob with extractor above, space for fridge freezer, space for washing machine, plumbing for dishwasher in cupboard, radiator, vinyl flooring, cupboard housing the boiler. The kitchen has plenty of space for a small table and enjoys two UPVC double glazed windows to rear elevation overlooking the garden.

LIVING ROOM

A spacious lounge/diner with UPVC double glazed doors to Juliet balcony. A perfect space to enjoy your view of the countryside in the distance. Media wall, two radiators, laminate flooring.





SECOND FLOOR LANDING

Access to the bedrooms and main family bathroom, fitted carpet.

BEDROOM ONE

15'7 x 10'5

A beautiful light and bright double bedroom with two UPVC double glazed windows to front elevation with glimpses of rolling fields in the distance, space for bedroom furniture, useful fitted cupboard, radiator, fitted carpet.

EN-SUITE

5'3 x 4'7 plus shower recess

A modern three piece white suite comprising single shower cubicle in a tiled surround with shower head over, W.C, pedestal wash hand basin, heated towel rail, extractor, shaver socket, tiled flooring.

BEDROOM TWO

11'2 x 8'8

A light and bright double bedroom with UPVC double glazed window to rear elevation, radiator, fitted carpet.

BEDROOM THREE

7'7 x 6'5

A single bedroom with UPVC double glazed window to rear elevation with glimpses of Barnstaple town and fields in the distance, fitted carpet.

BATHROOM

8'1 x 4'9

A modern three piece suite comprising panelled bath in a tiled surround with rainfall showerhead over, W.C, pedestal wash hand basin, heated towel rail, extractor fan, shaver socket, tiled flooring.

OUTSIDE

To the front of the property is a driveway providing private off road parking for two cars. Steps lead down to a side access gate which leads to the rear garden. To the back of the property is a fully enclosed garden which offers a degree of privacy. The garden has been designed for ease of maintenance. However can be adapted to suit your needs. The garden is laid mainly to decking with an area of patio. The raised decking area provides a perfect space for alfresco dining and to entertain family and friends. There is a shed towards the end of the garden which is handy storage.

AGENTS NOTES

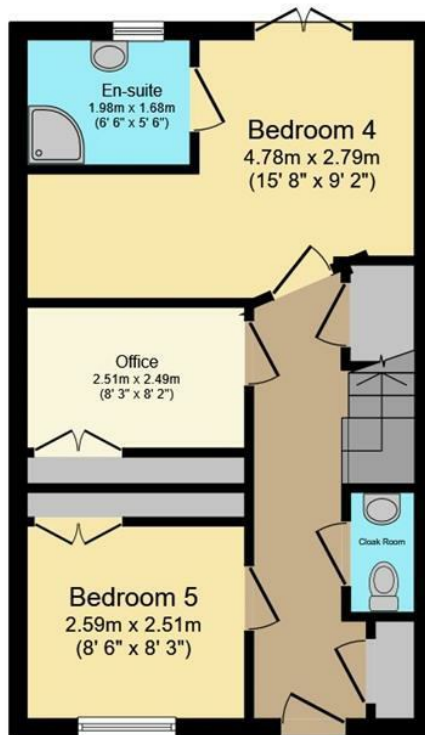
We are advised by the vendors that there is a Maintenance Charge of approximately £170.00 per annum payable for future management of the estate and maintenance of areas of open space. We recommend checking this with your solicitor.

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.







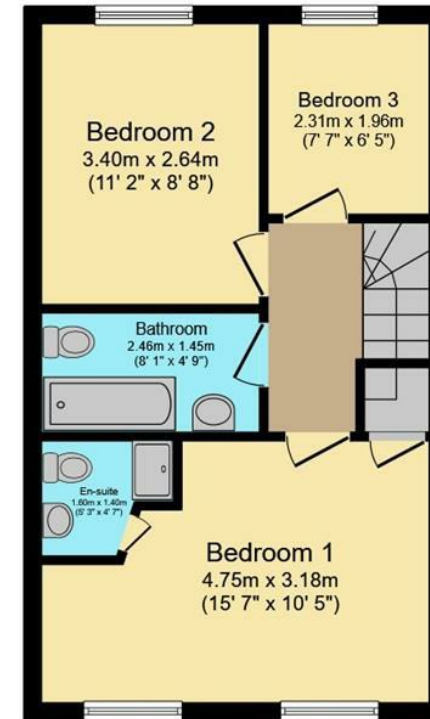
Ground Floor

Floor area 38.6 sq.m. (416 sq.ft.)



First Floor

Floor area 38.6 sq.m. (416 sq.ft.)

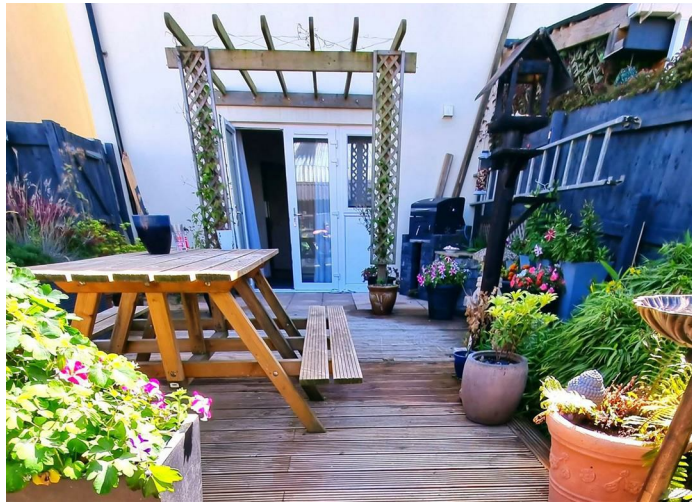


Second Floor

Floor area 38.6 sq.m. (416 sq.ft.)

TOTAL: 115.9 sq.m. (1,248 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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INDEPENDENT ESTATE AGENTS
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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk

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