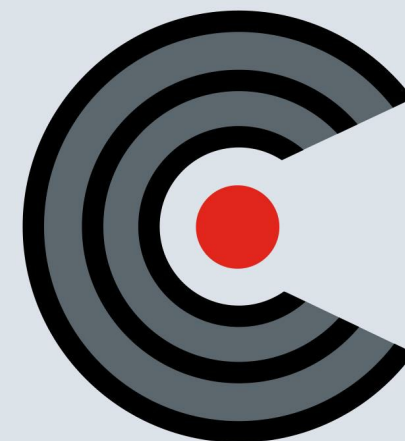




TRESLOTHAN, BICKINGTON, BARNSTAPLE, EX31 2NA

Chequers Estate Agents are delighted to present Treslothan to the market in the highly sought after location of Bickington. The property benefits from ample parking, beautiful front and south facing rear garden as well as a single garage. Overall a truly lovely bungalow.



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T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£430,000



- **DETACHED THREE BEDROOM BUNGALOW**
- **MODERN KITCHEN / BREAKFAST ROOM**
- **COSY LIVING ROOM OVERLOOKING THE GARDEN**
- **SEPARATE DINING ROOM**
- **HIGHLY SOUGHT AFTER LOCATION**
- **GARAGE AND PARKING**
- **SOUTH FACING GARDEN**
- **CLOSE TO AMENITIES AND FACILITIES**
- **THREE BEDROOMS**
- **A MUST VIEW**



Situated in the sought after village of Bickington, within easy reach of local amenities, is this extended detached bungalow. The property has been a much loved home and is worthy of an internal inspection to appreciate what the property has to offer. Treslothan is approached via a private driveway, which leads to a single garage and parking area. The front garden could also be easily developed further to create additional parking, if desired.

A covered porch leads to a bright and welcoming hallway, which provides level access to all internal rooms. The hallway leads to two double bedrooms with box bay windows to the front aspect and an additional third double bedroom to the side aspect and a modern family bathroom at the end of the hallway. The principal living room is open plan, with a dining room and archway leading through to the light and spacious lounge and sliding doors leading out to the fully enclosed south facing garden which is a lovely feature to the bungalow. To complete the accommodation, is the stylish fitted kitchen/breakfast room which is the hub of the home and a perfect space to prepare food for family and friends and offers a range of cupboards with plenty of preparation space.

The outside, certainly does not disappoint. A door leads from the kitchen to a covered courtyard area and onto the sun terrace, with lovely distant countryside views. Steps then lead down to the fantastic south facing garden, that is laid mainly to lawn. Due to the size of the garden, it offers lots more landscaping potential, developing a vegetable plot and living the good life! The bungalow is a lovely fusion, for people looking for a property within its own grounds with a country feel, yet with the convenience of being within a short stroll or drive to a wide range of amenities, excellent bus service and additional attractions.

Overall Chequers Estate Agents are delighted to present this lovely bungalow to the market and please contact us on 01271 379 314 to arrange a viewing.

LOCATION - BICKINGTON

Treslothan is situated within a short distance from the amenities of Bickington which include convenience store, popular pubs, primary school, a regular bus service gives access to Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a car journey away.





ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with access to the large loft space with light and ladder which offers potential to develop subject to necessary planning permission. Radiator, laminate flooring.

BEDROOM ONE

11'5 x 11'4

UPVC double glazed boxed bay window to front elevation overlooking the garden, radiator, laminate flooring.

BEDROOM TWO

11'1 x 10'9

A spacious and light double bedroom with UPVC double glazed box bay window to front elevation, radiator, laminate flooring.

BEDROOM THREE

11'2 x 9'7

UPVC double glazed window to side elevation. A double bedroom with radiator, laminate flooring.



KITCHEN/BREAKFAST ROOM

20'5 x 11'4

A beautiful room which is the hub of the home. A modern fitted kitchen with ample cupboard space, further matching wall cabinets and drawers, inset one and a half bowl sink set into work surface with cupboard space below. Integrated gas hob and extractor above, integrated washing machine and dishwasher, space for fridge freezer, space for range oven, tiled flooring. There is fitted cupboards and plenty of space for dining table. Radiator, laminate flooring, UPVC double glazed window side and rear elevation overlooking the garden and fields beyond, as well as a stable style door giving access to the undercover area behind the garage.

BATHROOM

7'5 x 5'9

A modern four piece white suite comprising panelled bath with mixer taps, corner shower cubicle and a tiled surround with showerhead over, W.C, pedestal wash hand basin. UPVC double glazed window to rear elevation, extensive tiling, laminate flooring.

DINING ROOM

11'7 x 11'1

A light and bright dining room with plenty of space for a large dining table to entertain family and friends, radiator, fitted carpet. Archway leading to living room.





LIVING ROOM

16'8 x 10'0

A beautiful light and spacious dual aspect living room with UPVC double glazed window to side elevation and sliding doors giving access to the south facing rear garden with glorious views of rolling Devon fields in the distance, two radiators, fitted carpet.

OUTSIDE

To the front of the property is a driveway providing ample off road parking. There is a small front garden laid to lawn along with a border which could potentially be further off road parking if desired. The driveway leads to the single garage.

A side access gate leads to the rear garden where you will find a beautiful and fully enclosed rear garden which offers a degree of privacy. The garden is south facing and laid mainly to lawn with shrub borders planted to a variety of trees and plants. There is a raised terrace area which is perfect for alfresco dining or to enjoy a barbeque with family and friends.

GARAGE

15'5 x 8'2

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.





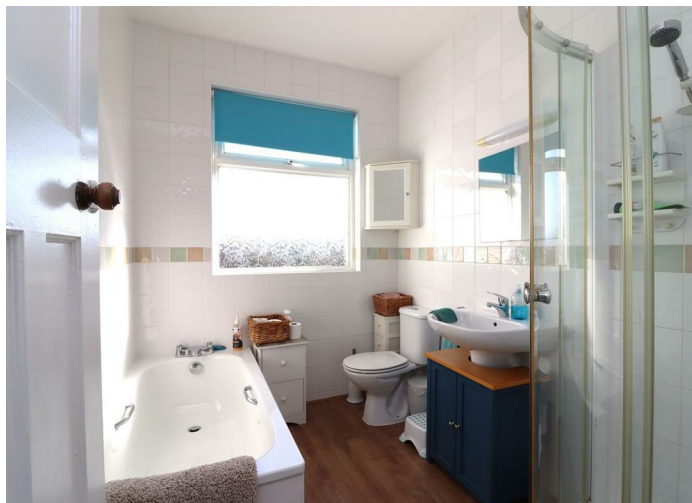


Floor Plan

Floor area 106.7 m² (1,149 sq.ft.)

TOTAL: 106.7 m² (1,149 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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