



Floor Plan

Floor area 61.6 sq.m. (663 sq.ft.)

TOTAL: 61.6 sq.m. (663 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



CHEQUERS

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Smart Move

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90 WOODLAND CLOSE, BARNSTAPLE, EX32 0EG

Chequers Estate Agents are delighted to offer this extended, two bedroom detached bungalow, situated within a sought after location. It benefits from a single garage, driveway parking for one car, lovely rear mature garden and some pleasant distant countryside views. Coming to the market for the first time since 1997, it is considered a rare opportunity.

£300,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 BAND C



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- MODERN DETACHED BUNGALOW
- SOUGHT AFTER WOODLAND CLOSE
- GARAGE AND DRIVEWAY PARKING FOR ONE CAR
- EXTENDED LOUNGE / DINER
- FITTED KITCHEN
- BATHROOM
- TWO BEDROOMS
- LOVELY REAR MATURE GARDEN
- WELL PRESENTED ACCOMMODATION
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer this extended detached bungalow, situated within a desirable edge of town location, close to local amenities and excellent transport links. It has been well maintained by the current vendor, and as it is coming to the market for the first time since 1997, it is considered a rare opportunity. It benefits from a single garage, driveway parking for one car, front garden, lovely rear mature garden and some distance countryside views from the rear of the property.



The accommodation in brief comprises of an entrance hall, extended living room with doors leading out to the rear garden, fitted kitchen, two bedrooms, including a large double bedroom with box bay window, and a bathroom. This attractive detached bungalow also benefits from double glazing and gas fired central heating throughout. The agents are expecting strong interest in the property, so would encourage an early viewing to avoid missing out.

LOCATION - BARNSTAPLE

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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALL

Cloak space, opening through to kitchen, airing cupboard.



LOUNGE / DINER 10'8" X 23'11" (3.27 X 7.31)

Spacious double aspect room, extended by previous owner, now providing generous lounge and dining area, double glazed windows to front and rear aspect, double glazed door to rear garden, fireplace with capped gas connection which could be re-instated, fitted carpet, view over rear garden.

KITCHEN 9'6" X 8'0" (2.90 X 2.45)

Double glazed window to front aspect, range of fitted cupboards and drawers, space for fridge/freezer, space for cooker, space and plumbing for washing machine, sink with draining board, vinyl flooring, view over front garden, radiator.

BEDROOM ONE 10'7" X 13'0" (3.25 X 3.97)

Double glazed box bay window to front aspect, wardrobe fitted units, radiator, fitted carpet, view over front garden.

BEDROOM TWO 9'6" X 7'2" (2.90 X 2.19)

Double glazed window to rear aspect, radiator, fitted carpet.

BATHROOM

Double glazed window to side aspect, bath with shower over, hand basin, W.C, radiator, vinyl flooring.

OUTSIDE

To the front of the property is a private driveway, providing off road parking for one car. This also leads to a single garage, with up and over door to the front and door providing pedestrian access to the rear. There is a small well maintained front garden, and a pathway leading down the side of the property and gated pathway then leads to the rear garden.

The rear of the bungalow enjoys distance countryside views, through the surround properties, and the mature attractive garden has been well maintained and cared for. A pleasant space to relax, entertain and for pets to potter.

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.