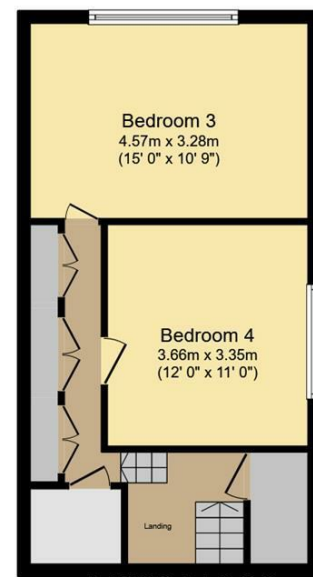


**Ground Floor**  
Floor area 89.0 m<sup>2</sup> (958 sq.ft.)



**First Floor**  
Floor area 40.9 m<sup>2</sup> (441 sq.ft.)

TOTAL: 129.9 m<sup>2</sup> (1,399 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



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Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	43	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND D



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**BURNSTONE BICKINGTON ROAD, STICKLEPATH  
BARNSTAPLE, DEVON, EX31 2DB**

A surprisingly spacious four bedroom detached chalet bungalow occupying a good size plot and being most conveniently situated for Sticklepath's amenities.

**£355,000**

- SPACIOUS FOUR BEDROOM CHALET BUNGALOW
- OCCUPYING A LARGE PLOT WITH AMPLE OF OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- FOUR BEDROOMS AND A MODERN BATHROOM
- GAS CENTRAL HEATING
- SCOPE FOR IMPROVEMENT BUT AN EXCITING OPPORTUNITY
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES



Chequers Estate Agents of Barnstaple are delighted to offer for sale Burnstone a surprisingly spacious 4 Bedroom Detached Chalet Bungalow occupying a good size plot and having the added attractions of ample of off road parking and large gardens.

Burnstone has spacious accommodation arranged over two floors and briefly comprises on the ground floor. a useful entrance porch which leads into the welcoming entrance hallway. The hall leads to the spacious and light living room with patio doors to the garden and the large kitchen / Diner. On the ground floor are two bedrooms, one with an en suite shower room and modern family bathroom. Whilst to the first floor are two further double bedrooms. The property has been a very successful rental however the accommodation is in need of updating throughout.

Outside there is a large driveway providing off road parking for at least three cars. The back Garden is a good size and enjoys a southerly aspect. There is an extensive paved patio area leading to a lawned garden.

**ENTRANCE PORCH 3'04 X 3'03 (1.02M X 0.99M)**

Useful entrance porch with laminate flooring.

**ENTRANCE HALL**

A welcoming entrance hallway with stairs rising to first floor landing, radiator, laminate flooring. UPVC double glazed window to front elevation.

**CLOAKROOM 6'06 X 2'07 (1.98M X 0.79M)**

PVC double glazed opaque window to front elevation, WC, vinyl flooring.

**KITCHEN/DINER 16'0 X 13'1 (4.88M X 3.99M)**

A fitted kitchen with ample of cupboard space. Further matching wall cabinets and drawers. Space for dining table, part vinyl / part laminate flooring. PVC double glazed window to front and side elevation.

**LOUNGE 16'0 X 13'1 (4.88M X 3.99M)**

A dual aspect living room with PVC double glazed window to side elevation and patio doors leading to the garden. Feature fireplace making a lovely focal point, radiator, vinyl flooring.



**BEDROOM ONE 14'04 X 10'1 (4.37M X 3.07M)**

A spacious double bedroom with PVC double glazed window to rear elevation, radiator, fitted carpet.

**EN SUITE SHOWER ROOM 14'0 X 8'3 (4.27M X 2.51M)**

A three piece en-suite with walk in double shower in a tiled surround, WC, pedestal wash hand basin. PVC double glazed window to rear elevation.

**BEDROOM TWO 10'09 X 10'01 (3.28M X 3.07M)**

PVC double glazed window to side elevation, radiator, fitted carpet.

**FIRST FLOOR LANDING**

Useful fitted cupboards providing plenty of storage, airing cupboard housing the hot water tank, fitted carpet.

**BEDROOM THREE 15'01 X 10'10 (4.60M X 3.30M)**

PVC double glazed window to rear elevation, radiator, fitted carpet.

**BEDROOM FOUR 12'07 X 11'04 (3.84M X 3.45M)**

PVC double glazed window to side elevation, radiator, fitted carpet.

**OUTSIDE**

To the front of the property is a driveway providing ample of off road parking for at least three cars. The garden wraps around the property either side and leads to the rear garden which offers a high degree of privacy. The garden is tiered and is laid mainly to lawn with an area of patio. The garden is in need of some work however is the perfect opportunity to add your own stamp.

**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.