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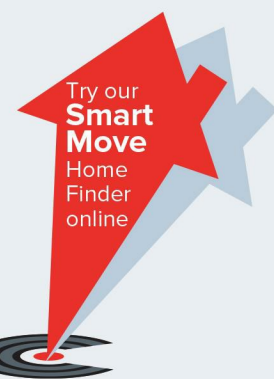
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	49	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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 W: chequershomes.co.uk



**13 SOUTH VIEW, PRIXFORD
 BARNSTAPLE, DEVON, EX31 4DY**

Rooms with a view!

If you would like to open your curtains to this wonderful view and like the idea of a village way of life then this beautifully presented and extended home in the coveted village of Prixford is well worth a closer look!

£235,000

- A spacious 2/3 bedroom end of terraced village property being Tucked away from passing traffic and backing onto open countryside
- Thoughtfully extended which has created an impressive kitchen-diner, a fantastic open plan room with the extension having a contemporary feel with a vaulted ceiling with velux windows
- Spacious lounge enjoying a dual aspect with french doors opening out onto the garden and a feature wood burner to one corner
- 2 double sized bedrooms with bedroom 2 having a walk in dressing room which provides obvious scope for a 3rd bedroom
- Family bathroom featuring a modern white suite with a shower over the bath a lovely bathroom complimented by attractive wall tiles
- Good sized back garden with an extensive composite decked seating area leading to a level lawn with a patio alongside, ideal for children and for pets to potter
- Located in a sought after village and Offering a village life style with countryside walks from your door step



Chequers estate agents of Barnstaple are delighted to offer for sale 13 South View a beautifully presented and thoughtfully extended 2 bedroomed (could easily be 3) double fronted end of terrace village home.

This impressive property offers far more than initially meets the eye indeed a quick look from the front will only tell part of the story. As you step out in to the back garden you will see first hand the immediate panoramic countryside views you will also note the eye catching dining room extension a stylish and contemporary addition with a vaulted ceiling. This substantial extension has created a fantastic open plan kitchen-diner complete with under floor heating it is attractively fitted with high gloss units giving the kitchen a show home quality look and feel.



The beautifully presented accommodation is arranged on two floors to the front there is a useful entrance porch leading to a hallway with a lounge and spacious kitchen diner arranged off. The lounge enjoys a dual aspect with a wood burner to one corner and french doors which open out on to an extensive composite decked seating area. The kitchen-diner is a fantastic space ideal for modern life with lots of space for a dining table and a sofa with the new extension being a lovely space to sit and enjoy the garden and the immediate countryside views.

Upstairs you will find a re fitted bathroom with a white suite and two double sized bedrooms. One of the bedrooms has a large walk in dressing room which is the size of a 3rd bedroom so with a bit of thought a third bedroom can be easily created. One of the things the present owners will miss is opening the curtains each morning and seeing the wonderful rolling countryside. The back garden adjoins the local countryside and features a decked seating area leading to a level lawn with a paved patio to one side. The garden is an ideal space for children to play and for pets to potter.



There are countryside walks from your door step while just across from South view there is a children's play area. Prieford is a sought after village and one which is well located being 4 miles from Barnstaple town centre. Barnstaple is the region centre for North Devon and offers a wide choice of shopping and leisure facilities as well as a train and bus station. The village of Prieford is located on the right side of Barnstaple to allow quicker access to getting to the sandy beaches and popular surfing destinations of Saunton, Woolacombe and Croyde.

So if you are looking for a village property offering excellent living space and would like to wake to fantastic countryside views no 13 South View will not disappoint and should be added to your viewing list. Appointments to view can be easily arranged by contacting Chequers estate agents on 01271 379314 or by emailing tim@chequershomes.co.uk

UPVC DOUBLE GLAZED DOOR TO



ENTRANCE PORCH

Tiled floor, oak wood effect flooring, door to useful cupboard large enough to keep a tumble dryer and storage space above, door to second useful cupboard ideal for hoovers etc, electric slimline programmable heater

LOUNGE 16'4 X 10'8 (4.98M X 3.25M)

Enjoying a dual affect with french door to garden, feature fireplace with a wood burner, electric slimline programmable wall heater, power points, tv point

KITCHEN-DINER/FAMILY ROOM 25'6 X 9'1 WIDENING TO 11' (7.77M X 2.77M WIDENING TO 3.35M)

A superb room with a contemporary extension with a valued ceiling with velux window and french doors which open out onto the back garden. The Kitchen is attractively and stylishly fitted and benefits from oak wood effect flooring with under floor heating. The Kitchen units have a high gloss finish (cashmere grey) with base and wall mounted cupboards, built in electric hob oven with an extractor hood above, fitted eye level double oven including a microwave and grill, integrated dishwasher, plumbing for washing machine, integrated pull out bin cupboard, single drainer sink unit with mixer tap. Dining area with a vaulted ceiling and french doors to garden

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

With a landing window, door to airing cupboard with a hot water tank. Doors to

BEDROOM ONE 15'10 X 8'6 (4.83M X 2.59M)

A spacious bedroom enjoying a dual aspect with panoramic and immediate countryside views, views to the front over an open green, built in wardrobes, slimline electric wall heater (programmable) power points, hatch to loft space with light and pull down ladder

BEDROOM TWO 9'10 X 9'1 (3.00M X 2.77M)

Wonderful far reaching views, electric slimline programmable heater, power points

HOME OFFICE/ BED3/ DRESSING ROOM 9'1 X 5'7 (2.77M X 1.70M)

Wood effect flooring, electric slimline programmable heater, view over an open green, hanging rail and fitted shelving

BATHROOM

Featuring a modern white suite with a shower over the bath with a glazed shower screen, attractive wall tiles, low level W.C, vanity wash hand basin, heated towel rail

OUTSIDE

To the front there is a walled fore garden. To the rear there is a good sized garden with an extensive composite decking leading to a level lawn which adjoins the local countryside.

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.