

GROUND FLOOR



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3 Bed Bungalow - Detached

86 Chaddiford Lane, Barnstaple, EX31 1RF

Asking Price

£365,000

- No Ongoing Chain
- Completely Refurbished & Modernised
- New Boiler
- Sought After Pilton Location
- Off Road Parking
- Generous Garden

Directions

Leave Barnstaple town centre in the direction of the A39, towards Pilton, at the traffic lights by the BP garage turn left and then immediately right into Pilton High Street, continue ahead up to the top of the street and bear left. Continue along and take the left hand turn into Chaddiford Lane and 86 will be found immediately on your left.

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Room list:

Entrance Porch

Sitting Room

4.13 x 3.58 (13'6" x 11'8")

Kitchen

4.91 x 1.93 (16'1" x 6'3")

Bedroom 1

3.12 x 2.36 (10'2" x 7'8")

Bedroom 2

3.17 x 2.66 (10'4" x 8'8")

Bedroom 3

2.96 x 1.98 (9'8" x 6'5")

Bathroom

2.65 x 1.69 (8'8" x 5'6")

Overview

Sitting on a corner plot at the top of Chaddiford Lane, this detached bungalow has been taken back and refurbished from top to bottom, and it shows in every room. New carpets, new kitchen, new bathroom, freshly rendered and painted outside, with new fencing above the old stone boundary wall. For anyone after single storey living within walking distance of Pilton and the town, there's nothing left to do but move in.

As you step through the front door, the entrance porch gives you somewhere to kick off muddy boots and hang coats before heading into the sitting room, which is a lovely, well proportioned space, with wood effect flooring, an antique brass chandelier and filament wall lights that give it real warmth on a winter evening. Two windows allow plenty of light in, and there's an oak door with a glazed panel in the 1930s style that suits the character of the house well.

At the heart of the home, the kitchen runs the full width of the back of the bungalow. It's been fitted with sage green shaker units and solid wood worktops over a slate tiled floor, with a white ceramic sink and black swan neck tap set beneath one of the windows. The ceiling slopes up at one end, lit by downlights, and there's plumbing for a washing machine, space for a cooker and room for undercounter appliances. A door leads straight out to the garden, which makes summer cooking and eating outside very easy.

An inner hallway off the sitting room leads to the bedrooms and bathroom. The principal bedroom is a generous room with recesses, and bedroom two is another comfortable double. Bedroom three would work equally well as a single, a nursery or a home office. All three have new herringbone carpets, fresh white walls and radiators.

The bathroom has been finished with real care. An oak panelled bath with a shower over and glass screen sits against slate grey wall panels, with a countertop basin on an oak vanity, matt black fittings throughout and an illuminated mirror cabinet.

AGENTS NOTE: The photos being used for marketing have been virtually staged with furniture.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

