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**CHEQUERS**

INDEPENDENT ESTATE AGENTS

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T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

## 74 CHANTERS HILL, BARNSTAPLE, DEVON, EX32 8DD

A turn key opportunity!

If you have been looking for a bungalow you can move into and start living then take a look at 74 Chanters Hill, a beautifully presented and much improved 2 bedroom detached bungalow. This impressive bungalow ticks lots of boxes and has a substantial conservatory extension, plus gated car parking, garage and a private south west facing back garden. Viewing essential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



**£305,000**



- An extensively improved and beautifully presented 2 bedroom detached bungalow located within Chanters hill and being within easy reach of Barnstaple town centre
- Occupying a good size corner plot and offering gated car parking plus a garage with the drive way offering enough space to keep a motorhome/ caravan
- Enclosed south west facing back garden enjoying a good level of privacy and featuring a lawned garden with a timber deck seating area, a garden shed and green house.
- Spacious lounge with a newly skimmed and coved ceiling with a large window to the front overlooking the garden
- Kitchen recently re fitted with high gloss finish base and wall mounted cupboards complimented by attractive tiling and work top with a skimmed ceiling and down lighting
- Substantial conservatory extension providing additional living space ideal as a separate dining room / second lounge / home office
- 2 double sized bedrooms both with newly skimmed ceilings with bedroom 1 overlooking the back garden
- Re fitted shower room with a white suite with a vanity wash hand basin and a tiled corner shower with glazed shower doors
- Gas radiator central heating (gas combination boiler installed) and upvc double glazed windows and doors
- A fine example of how to present a bungalow home for sale



Chequers estate agents of Barnstaple are delighted to offer for sale 74 Chanters Hill, a beautifully presented and extensively improved 2 bedroom detached bungalow occupying a great corner plot position and having the added attractions of an enclosed south west facing back garden and gated car parking for several vehicles ideal for motorhome / caravan owners.

If you have been looking for a turn key opportunity where you can move in and start living then no 74 Chanters Hill has to be worth a closer look. An internal viewing is strongly recommended and viewers who do take the time to view will be impressed and will see first hand the brand new fitted kitchen and new shower room while a glance upwards will reveal freshly skimmed ceilings which gives the bungalow a more contemporary look. A quick look at the floor plan will show that the bungalow has been extended. To one side is a substantial conservatory extension which has been added to create an additional light and airy living space with a door leading out to the garden.

The bungalow which benefits from gas central heating and is UPVC double glazed briefly comprises, entrance hall, lounge, fitted kitchen, conservatory, 2 double sized bedrooms and a newly fitted shower room with a tiled corner shower. In the kitchen there are a range of modern fitted units with base and wall mounted cupboards with a high gloss finish. The kitchen overlooks the back garden and has voice controlled concealed lighting.

The outside space you get with this bungalow is really impressive as the property occupies a large corner plot you find that the gardens wrap around the front and side of the property and to the side there are gates which lead to a tarmac driveway with enough space to park several vehicles and an ideal spot to discreetly park a motorhome / caravan. In addition there is a garage with power and light. There is a good size lawned front garden while to the side is a stone chipped garden which has been designed with ease of maintenance in mind. To the rear the garden is enclosed and enjoys a good level of privacy as well as being south west facing. It is laid mainly to lawn with a timber deck seating area to one side while a green house and garden shed are included in the sale.

If you have been looking for a conveniently situated bungalow close to Barnstaple town centre and a bus stop and like the idea of being able to move in and start living then no 74 chanters hill will be of particular interest. Appointments to view are recommended and are strictly by prior appointment only so if you would like to look or would like some more information please call Tim at Chequers estate agents on 01271 379314 or email [tim@chequershomes.co.uk](mailto:tim@chequershomes.co.uk)

#### UPVC DOUBLE GLAZED FRONT DOOR TO

#### ENTRANCE HALL

Radiator, wood effect flooring, coved ceiling, telephone point, regency style panelled door to Hoover cupboard, door to airing cupboard with shelving and heater. Hatch to loft space with pull down ladder, boarded loft, light and gas combination boiler. Multi glazed panel door to

#### LOUNGE 14'3 X 11'10 (4.34M X 3.61M)

Double radiator, power points, coved ceiling, tv point, skimmed ceiling, door from lounge to

#### KITCHEN 9'10 X 8'1 (3.00M X 2.46M)

Attractively refitted with contemporary high gloss finish units with matching base and wall mounted cupboards, concealed lighting under wall cupboard, wood effect contoured work surface with a single drainer sink unit with mixer tap, tiled splashback, gas and electric cooker, plumbing for washing machine, downlighting, skimmed ceiling, window overlooking the back garden. UPVC double glazed door to

#### CONSEVATORY 12'6 X 11' (3.81M X 3.35M)

A lovely room with a double radiator, tv point, power points, wall lights, door to garden

#### REGENCY STYLE PANELLED DOOR FROM ENTRANCE HALL TO

#### BEDROOM ONE 10'10 X 10'3 (3.30M X 3.12M)

Radiator, power points, skimmed ceiling

#### BEDROOM TWO 10'3 X 8'9 (3.12M X 2.67M)

Radiator, power points, skimmed ceiling

#### SHOWER ROOM

New suite with a vanity wash hand basin with cupboards and fitted drawers, low level W.C, corner shower with glazed shower screen doors, downlighting, skimmed ceiling

#### OUTSIDE

To the front there is a walled fore garden (walled to 3 sides). The garden is laid mainly to lawn with raised plants. A side gate leads to the side stone chipped garden, designed with ease of maintenance in mind. The back garden is enclosed and enjoys a high level of privacy, it enjoys a south westerly aspect and is laid mainly to lawn with a raised timber deck seating area. To the corner is a garden shed and greenhouse which are included in the sale. Outside tap. Double gates lead from Chanters Hill to an extensive driveway providing car parking for several vehicles, ideal for anyone with a motor home / caravan. GARAGE 15'2 X 7'4 with power and light.

#### 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.