



Sunset Heights, Barnstaple, Devon, EX32 8DH



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Offers Over £360,000

John Smale & Co are delighted to offer this well presented, three bedroom detached chalet bungalow. Nestled close to Barnstaple town centre and all its amenities, this property offers a wonderful turn key opportunity.

Entering the property, you are greeted by a welcoming ENTRANCE HALLWAY with level access to all the ground floor rooms. The HALLWAY leads to a spacious and light LIVING ROOM with a beautiful bay window and feature fireplace. The well proportioned KITCHEN has plenty of cupboard and worktop space with a double glazed window offering views of the rear garden. The KITCHEN leads to a useful UTILITY cupboard, where there is space for White goods and houses the combi- boiler. Next door to the KITCHEN, is the ever handy DOWNSTAIRS W/C, which is equipped with a walk-in shower, W/C and wash hand basin. The MASTER BEDROOM is a well proportioned double room and benefits from a double glazed window which overlooks to the front elevation. BEDROOM TWO is well proportioned and bright and benefits from a double glazed front aspect window. There is a bright and airy DINING ROOM with patio doors leading to the REAR GARDEN.

On the First Floor, there is BEDROOM THREE and a modern FAMILY BATHROOM with a three piece White suite comprising W/C, wash hand basin and bath.

Outside, the property benefits from a well maintained front garden laid to lawn with shrub borders. The driveway provides OFF ROAD PARKING for one car and a neatly paved pathway leads to the front door. The well proportioned REAR GARDEN to the rear has an attractive tree border offering a good degree of privacy with a mixture of paving, lawn and neat decking.

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Detached Bungalow
Convenient Town Location
A Much Loved Home For 20 Years
Spacious And Light Throughout
Off Road Parking
Fully Enclosed Garden
Turn Key Opportunity
Close To Amenities And Facilities
A Short Stroll To Barnstaple Town Centre
A Must View



Entrance Hallway

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

Kitchen

11' 7" x 10' 8" (3.53m x 3.25m)

Shower Room

Dining Room

10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom One

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom Two

15' 9" x 7' 6" (4.80m x 2.29m)

First Floor Landing

Bedroom Three

16' 7" x 11' 8" (5.05m x 3.56m)

Bathroom

8' 1" x 4' 6" (2.46m x 1.37m)

Outside

The front garden is laid to lawn with shrub borders. Driveway providing off road parking for one car. To the rear, there is an attractive rear garden with tree borders offering a good degree of privacy with a mixture of paving, lawn and neat decking.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

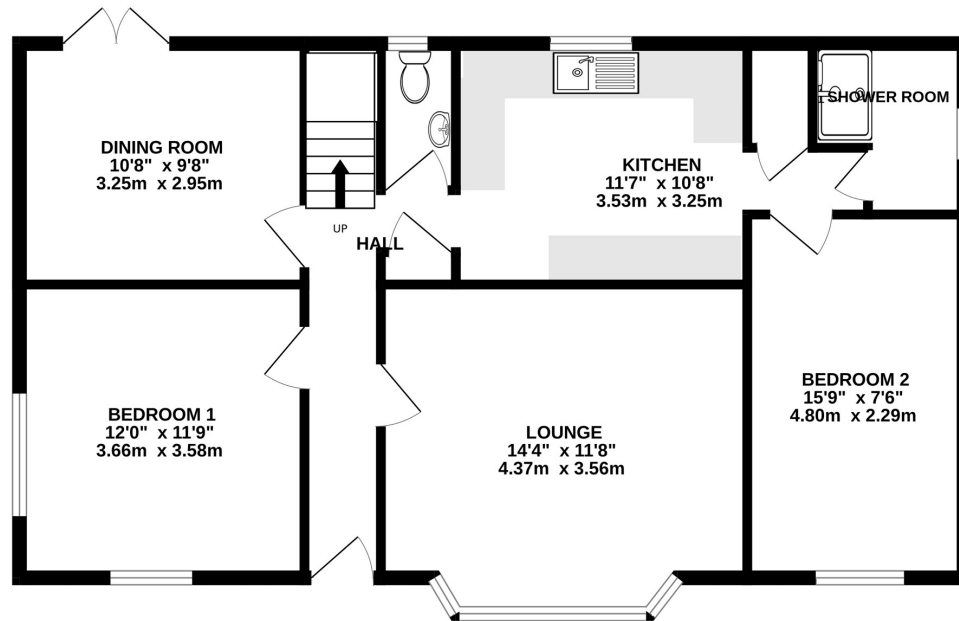
DIRECTIONS

To locate the property, follow SatNav EX32 8DH.

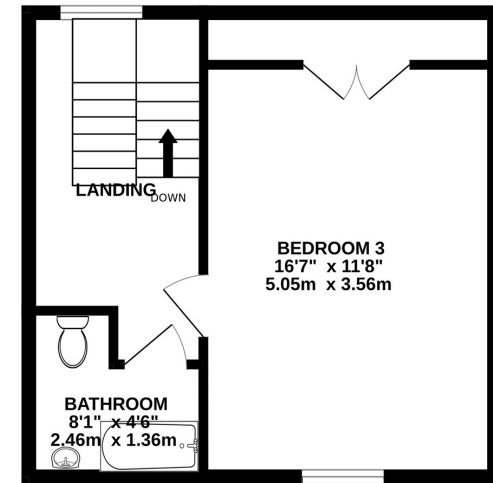
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*



GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



