

Asking Price: £250,000

Ellerslie Road, Sticklepath, EX31 2HT





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Chequers Estate Agents are delighted to present 49 Ellerslie Road to the market, a three-bedroom semi-detached bungalow occupying a generous plot within a sought-after residential location. Available with the benefit of no onward chain, this property offers an exciting opportunity for purchasers seeking a home they can modernise and transform to suit their own tastes and requirements.

The property would now benefit from a programme of updating and modernisation throughout. However, its spacious layout, excellent proportions, and potential for enhancement make it a fantastic prospect for a variety of buyers, whether downsizers, families, or those looking to create their forever home.

The accommodation is arranged over a single level and is accessed via a welcoming entrance hallway, which provides access to all principal rooms and benefits from useful storage, access to the fully boarded loft space, and an abundance of natural light.

The heart of the home is the spacious living room, a light-filled reception space enjoying a pleasant outlook over the front garden through a large UPVC double-glazed window. A feature fireplace creates an attractive focal point and offers the perfect setting for relaxing evenings.

The kitchen is fitted with a range of wall and base units, providing ample storage and preparation space. Integrated appliances include a double oven and gas hob, whilst additional space is available for further white goods. A door from the kitchen provides convenient access to the rear garden.

The bungalow offers three well-proportioned bedrooms. The principal bedroom is a generous double room complete with fitted wardrobes, providing excellent storage. Bedroom two is another comfortable bedroom overlooking the front elevation, whilst bedroom three offers versatility and could equally serve as a home office, hobby room, or guest bedroom depending on individual requirements.





Entrance Hallway
A welcoming entrance hallway with a UPVC double-glazed window to the front elevation, allowing plenty of natural light. The hallway provides access to all principal rooms and benefits from a useful airing cupboard, radiator, fitted carpet, and access to the loft space, which is fully boarded and offers excellent storage.

Kitchen
A well-equipped kitchen fitted with a range of wall and base units offering ample cupboard and preparation space. An inset stainless steel sink is set into the work surface with cupboard space below. Integrated appliances include a double oven and four-ring gas hob with extractor hood over. There is additional space and plumbing for a washing machine and space for a fridge freezer. Further benefits include a radiator, vinyl flooring, and a cupboard housing the gas-fired combination boiler supplying domestic hot water and central heating. A UPVC double-glazed door provides direct access to the rear garden.

Living Room
A beautiful and spacious living room enjoying a pleasant outlook over the front garden through a large UPVC double-glazed window. The room is centred around a feature fireplace, creating an attractive focal point, with radiator and fitted carpet.

Bedroom One
A generously proportioned double bedroom with a UPVC double-glazed window to the side elevation. Benefitting from fitted wardrobes providing excellent storage, radiator, and fitted carpet.

Bedroom Two
A light and airy bedroom with a UPVC double-glazed window to the front elevation, radiator, and fitted carpet.

Bedroom Three
A versatile room that can be utilised as a bedroom, home office, or hobby room. A UPVC double-glazed window overlooks the rear garden, with radiator and fitted carpet.

Shower Room
Fitted with a three-piece suite comprising a corner shower cubicle with splashback surround, low-level WC, and vanity wash hand basin. A UPVC double-glazed obscure window overlooks the rear elevation, and the room is finished with vinyl flooring.

Garage

A larger-than-average garage featuring two up-and-over doors, allowing drive-through access and the potential for additional parking. Power and lighting are connected.

Outside

To the front of the property is a private driveway providing off-road parking and leading to the garage. The front garden is predominantly laid to lawn and could, if desired, be adapted to create additional parking space.

To the rear, the property benefits from a fully enclosed garden enjoying a good degree of privacy. The garden has clearly been a much-loved space over the years, featuring a variety of mature plants, shrubs, and borders. Whilst now requiring some landscaping and attention, it offers fantastic potential for buyers looking to create an attractive outdoor space tailored to their own tastes.













Key Features:

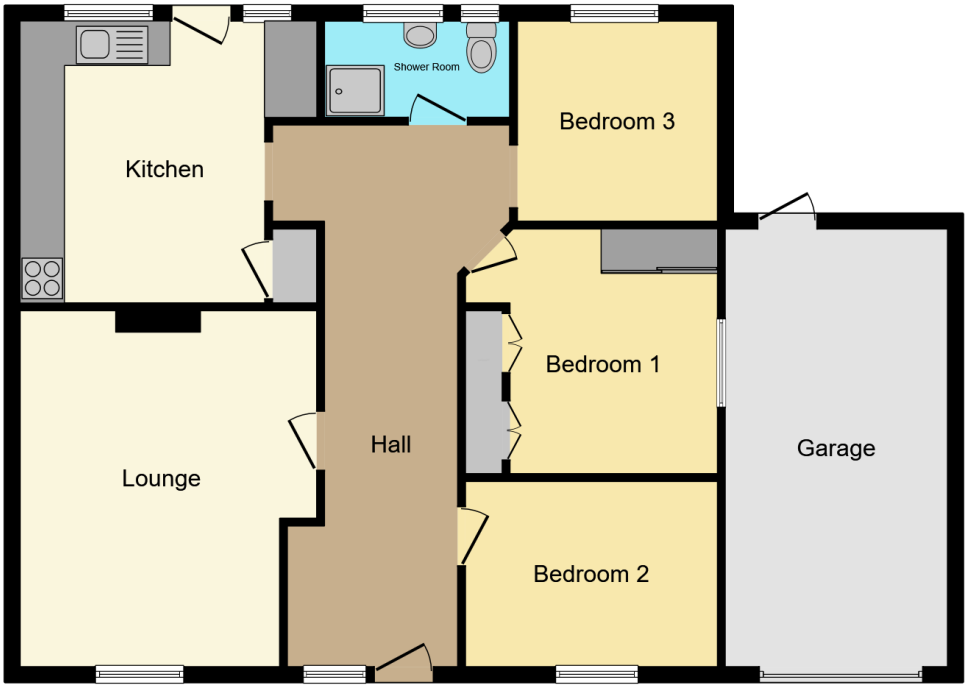
- Three-bedroom semi-detached bungalow
- Available with no onward sales chain
- In need of updating and modernisation throughout
- Spacious living room with feature fireplace
- Well-equipped kitchen with integrated double oven and gas hob
- Three well-proportioned bedrooms
- Modern shower room with vanity wash hand basin
- Fully boarded loft space offering excellent storage
- Garage with twin up-and-over doors and driveway parking
- Fully enclosed rear garden offering privacy and potential







Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Floor Plan

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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Est. 1992