77 Chanters Hill

Barnstaple, Devon, EX32 8DN

Key Details

This well-proportioned three-bedroom semi-detached bungalow offers versatile accommodation throughout, complemented by a brick-paved driveway to the front, a converted garage providing additional living space and a good-sized, private rear garden.

2 3 1 83.2 sq.m

Freehold

Guide Price

£275,000

- Three Bedrooms
- Modern Bungalow
- Brick paved driveway
- Converted garage
- Large low maintanence garden



Gallery









Situated in an elevated position in a sought after area of Barnstaple, 77 Chanters Hill offers the perfect blend of contemporary living and convenience.

Description

Upon entering, the entrance hallway provides access to the bedroom accommodation, beginning with the second bedroom and a family bathroom fitted with a four-piece suite. Further along the hallway is the principal bedroom, with the third bedroom positioned at the rear of the property, enjoying views over the garden.

The living room provides a comfortable and welcoming space, leading through to a separate dining area which enjoys an attractive outlook over the rear garden through impressive floor-to-ceiling glazed doors. The living room also provides access through to the kitchen, which is fitted with a range of wall and base-level cabinetry, offering practical storage and preparation space.

A particularly useful feature of the property is the converted garage, which is accessed both externally and internally via a door from the kitchen. This versatile additional space benefits from its own front pedestrian access via a UPVC double-glazed door and window unit. There is also a separate WC, together with a useful utility area positioned to the rear, which provides a further access point out to the garden. This additional accommodation offers excellent flexibility for a variety of uses, whether as a home office, hobby room or additional everyday living space.

Outside

Outside, the property benefits from a brick-paved driveway to the front, providing convenient off-road parking. To the rear is a generous, split-level garden which offers a good degree of privacy and has been designed with ease of maintenance in mind. The garden features established planting, attractive raised beds and a variety of plants, creating a pleasant outdoor setting. There is also a lovely summer house, ideal for relaxing or enjoying as a hobby space, alongside a useful storage shed.

Services & Additional Information

Mobile

Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband

FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Services & Outgoings

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Local Authority & Council Tax

North Devon Council - Band C

Flooding

The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction

This property we believe to be of a non-standard construction. We advise you consult further with any lender regarding this.

Services & Additional Information

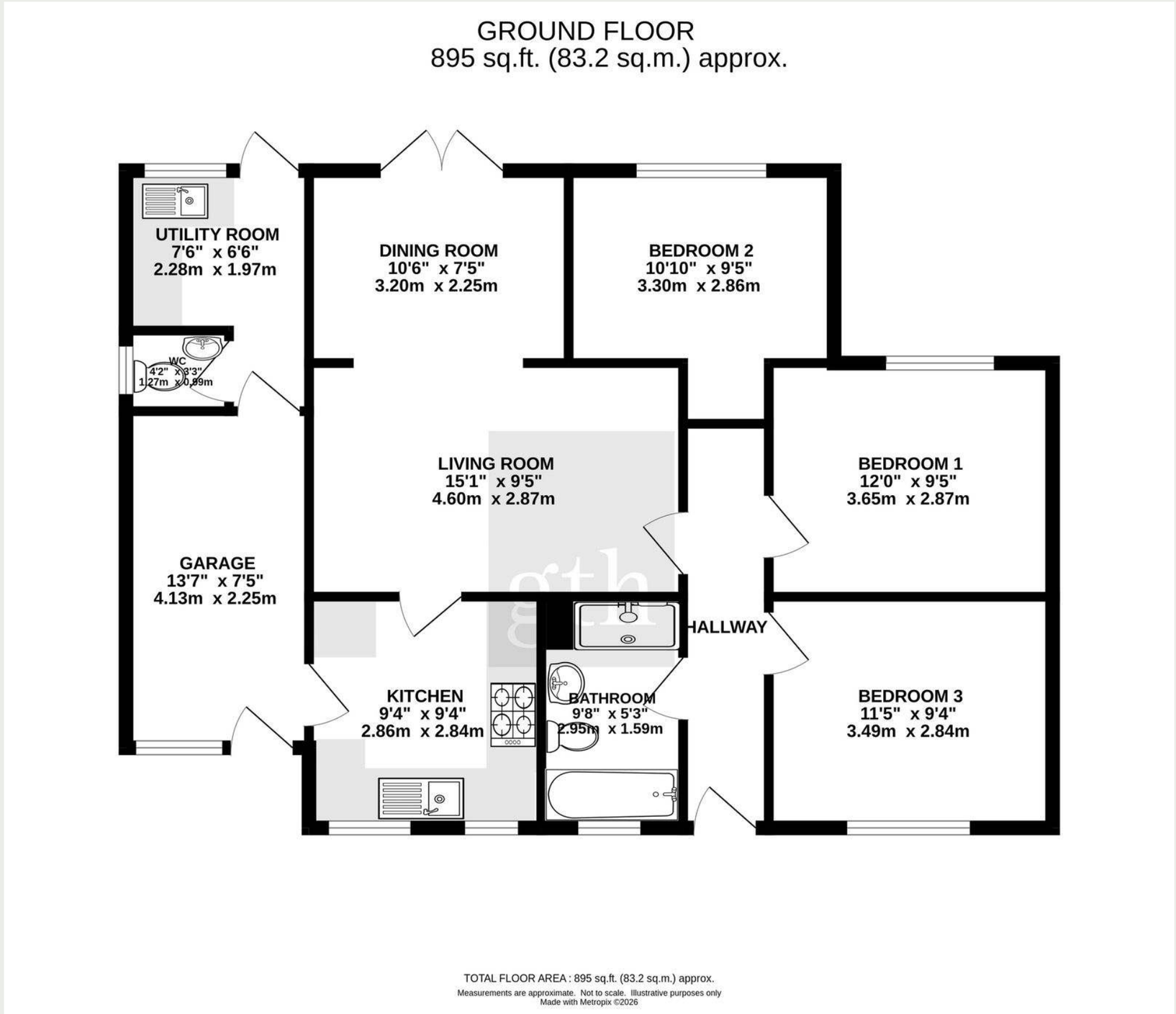
Agents Notes

EPC to be confirmed.

Plans

Internal Floor Area

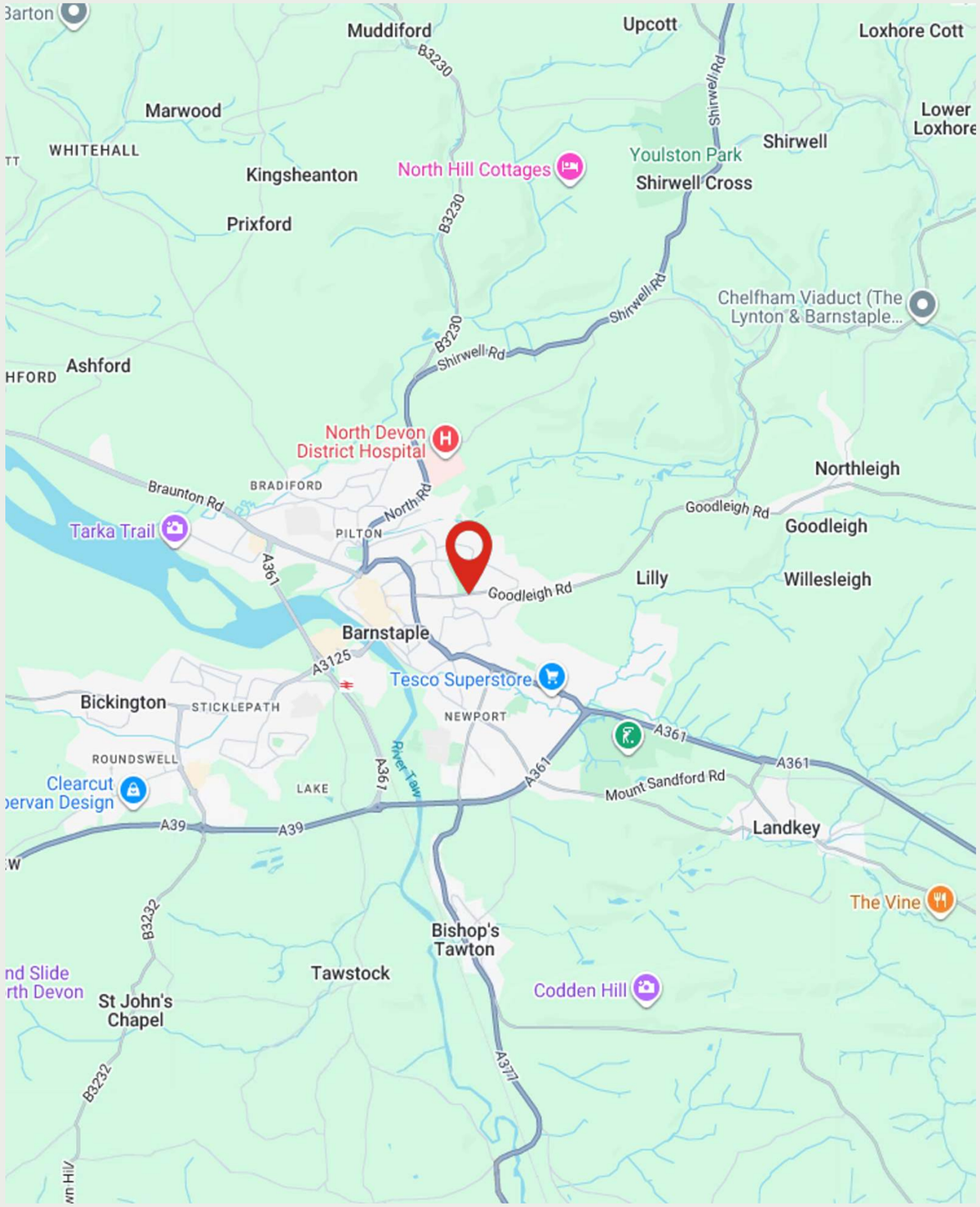
83.2 sq.m



Location

Situation

Chanters Hill occupies an outstanding position close to local schools and parks whilst also within striking distance is an excellent range of shops, supermarkets and facilities. The property provides easy access into Barnstaple town centre and also on to nearby market towns of Bideford (10.1 miles) and Great Torrington (11.6 miles). The home enjoys easy access to the A39 Atlantic Highway and the A361 North Devon Link Road.T
he A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol. Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 42 miles in distance.



Directions

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Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

Book a Market Appraisal

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Property Ref: BAR260348

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