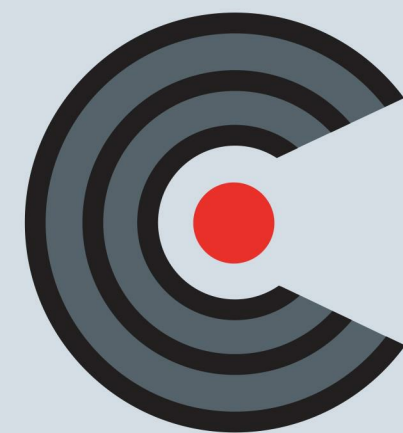




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Smart Move

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

COUNCIL BAND C



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12 CHANTERS HILL, BARNSTAPLE, DEVON, EX32 8DN

A conveniently situated 2 Double Bedroom Bungalow attractively presented having been recently re-decorated with new carpets and flooring throughout. Mature Gardens, Garage and Driveway Parking. Available chain free and recommended for early internal viewing.

£187,500

- A Two Double Bedroom Bungalow in convenient residential location
- Recently re-decorated interior with new carpets and flooring
- 17ft Lounge with open outlook
- Kitchen and Bathroom with white suite
- Gas fired central heating and double glazing installed
- Mature Front and Rear Gardens
- Driveway Parking plus Garage with automatic door
- Available chain free
- Early internal viewing a must



A Two Double Bedroom Semi Detached Bungalow with gas fired central heating and PVCu double glazing attractively set back from the roadside with mature Front Garden and Gated Driveway.

Located in the popular Chanters Hill area of Barnstaple the property is in a popular and long established residential area only half a mile from the town centre and with bus routes nearby.



The Bungalow has a light and attractive interior having been freshly re-decorated and featuring new carpets and flooring throughout. The accommodation features Entrance Hall, Lounge with fireplace feature and open outlook to rear, Kitchen plus the Two Double Bedrooms and Bathroom with white suite and tiled walls.

There are Lawn Gardens to front and rear with Gated Driveway for Off Road Parking and an Attached Garage with automated door.



The Bungalow is available with no upper chain and is recommended for internal inspection. Further details and approximate measurements are as follows:

ENTRANCE HALL

With PVCu door to front, radiator and new vinyl flooring.

LOUNGE 17'0" X 9'6" (5.2 X 2.9)

With newly fitted carpet, radiator, double glazed window with pleasant aspect overlooking the garden and beyond. Tiled fireplace with electric fire.

KITCHEN 9'2 X 10'2 (2.79M X 3.10M)

With matching base and wall mounted units, contrasting work tops and inset single drainer sink unit and plumbing for washing machine. Airing cupboards with insulated tank and shelving, wall mounted central heating boiler, double glazed window and door to Attached Garage.

BEDROOM ONE 13'5" X 9'6" (4.1 X 2.9)

With newly fitted carpet, radiator and double glazed window with pleasant view to rear.

BEDROOM TWO 11'5" X 9'6" (3.5 X 2.9)

With newly fitted carpet, double glazed window and radiator.

BATHROOM

Fitted as a shower room with white suite including a hand basin, low level WC plus a large shower cubicle with electric shower. Fully tiled walls, radiator and double glazed window, large double storage cupboard. Access hatch to loft with pull down ladder and light.

OUTSIDE

The property is set back from the road side and features a mature front garden with lawn gated driveway for off road parking leading to

GARAGE 15'5" X 7'8" (4.7 X 2.35)

With automatic up/over door light and courtesy door to Kitchen and personal door to Garden.

Rear Garden; mature lawn with borders, large paved and concrete patio areas. 8' X 6' Shed and pleasant open aspect.