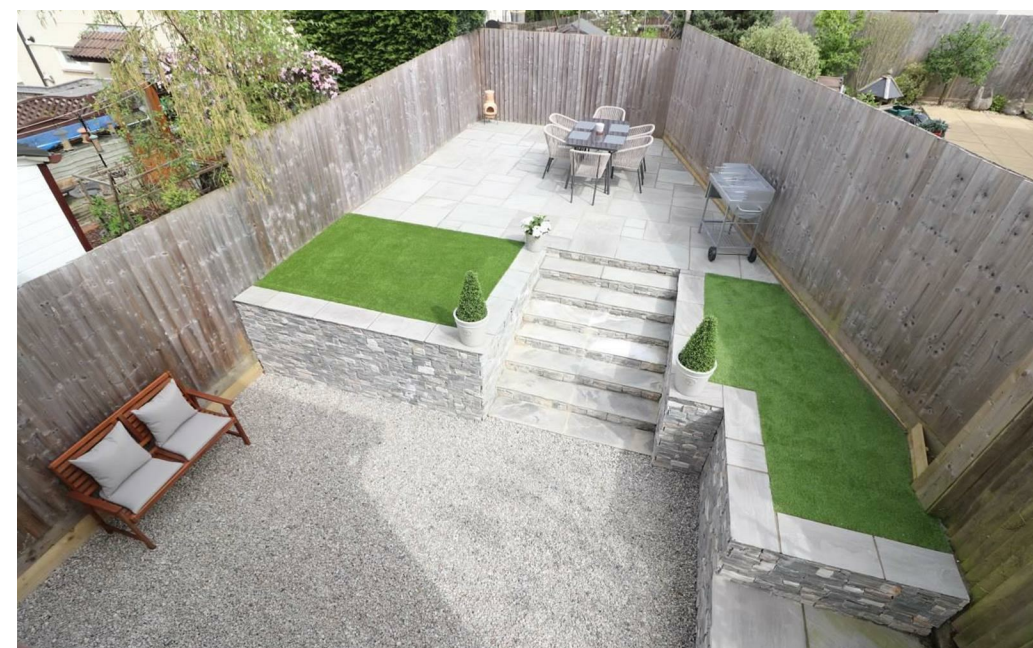
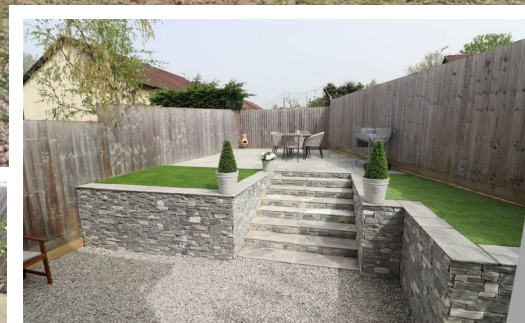
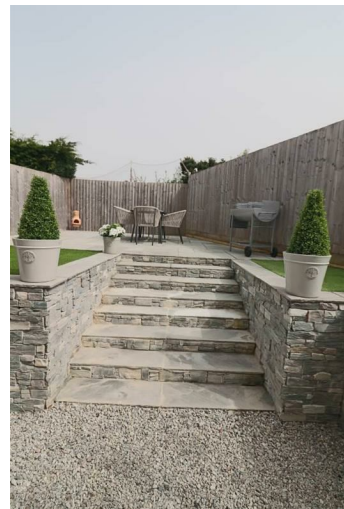




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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49 WOODLAND CLOSE, BARNSTAPLE, DEVON, EX32 0EG

A superb example of how to present a home for sale!

If you are seeking a stylish property with a show home feel and delightful landscaped Garden then look no further!



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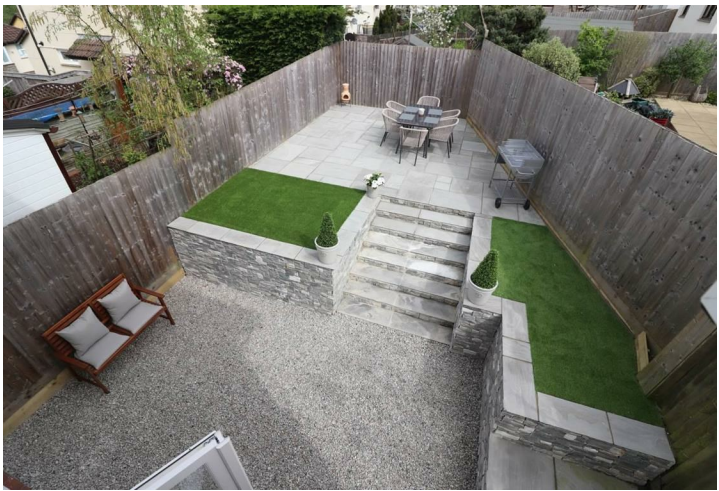
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£235,000

COUNCIL BAND B

- An immaculate 3 Bedroom Semi Detached House with a show home quality feel - a real credit to the current owners
- Stunning landscaped Back Garden with attractive dry stone walling and an extensive morocco sand stone paved patio. An ideal Garden for barbecues & entertaining
- Stylish & contemporary internal decorations complimented by caradine flooring throughout the Ground Floor and Bathroom plus quality fitted carpets in the Bedrooms, stairs and landing
- Spacious Lounge/Dining Room with patio doors giving direct access onto the beautiful Garden
- Attractively fitted Kitchen with high gloss finished units and modern wall tiles plus a Belfast sink and a built in Neff hob & oven with a slide & hide door
- 3 good size Bedrooms with fitted wardrobes in Bedroom 1 & 2
- Bathroom with modern white suite with a shower above the bath
- Gas radiator central heating with an ideal gas combination boiler
- UPVC double glazed windows and a composite front door plus white fascia boards which give the property a fresh look
- Sought after edge of town location being within easy reach of Orchard Vale school, woodland walks, Barum Gate Inn and a Tesco superstore



HALLWAY

With double radiator, staircase to the first floor accommodation and cloak cupboard.

LOUNGE-DINER 17'1 X 11'8 (5.21M X 3.56M)

A beautifully decorated room with cardine flooring, tv point, power points, radiator and double glazed patio doors to the garden, coved ceiling.

KITCHEN 9'4 X 8'9 (2.84M X 2.67M)

Attractive fitted kitchen with high gloss finish white units with both base and wall mounted cupboards. Wood effect work surface with a built in Neff gas hob and fitted oven under with slide and hide door. Belfast sink with mixer tap, attractive tiled splashback with the tiling continued behind the work tops, plumbing for washing machine, space for tumble dryer, power points and cardine flooring.

Stairs from the Hallway leading to

FIRST FLOOR LANDING

With access to the loft space, airing cupboard with Ideal gas combination boiler.

BEDROOM ONE 12' X 9'1 (3.66M X 2.77M)

A double room with a built in wardrobe, radiator and new power points

BEDROOM TWO 10' X 11'4 (3.05M X 3.45M)

A double room with a built in wardrobe, radiator and power points

BEDROOM THREE 7'8 X 8'9 (2.34M X 2.67M)

A single room with radiator and power points

BATHROOM

With a modern white suite comprising panelled bath with a shower above, glazed shower screen, w/c and wash hand basin, part tiled wall surrounds and radiator.

OUTSIDE

At the front of the property there is an open plan lawned garden with driveway parking on one side leading to

INTEGRAL GARAGE 12'5 X 7'10 (3.78M X 2.39M)

With a recently fitted up and over door, electric light and power.

To the rear there is a stunning landscaped garden which is a real delight and has been designed with ease of maintenance in mind. Featuring a dry stone wall with steps leading to a raised Moroccan sand stone paved patio with artificial grass borders. A super garden enclosed by timber fencing.

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.



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 49 Woodland Close, a stylishly presented and much improved 3 Bedroom Semi Detached House located within a sought after cul de sac in the popular residential area of Westacott.

This impressive property comes highly recommended and viewers who do take the time to look inside will appreciate its show home feel and see first hand the improvements that have been made.

A particular talking point is the stunning eye catching landscaped Back Garden which has been recently completed featuring a dry stone walling and an extensive morocco sand stone paved sitting area with artificial grass borders.



It is a beautiful Garden designed with ease of maintenance in mind making excellent use of the Garden space and an ideal area for barbeques and entertaining.

Inside the gas centrally heated and UPVc double glazed accommodation (windows recently installed) is arranged over Two Floors and briefly comprises Entrance Hall, spacious Lounge/Diner with patio doors to the Garden and an attractive fitted Kitchen with high gloss finished base and wall mounted units complimented by contemporary wall tiles and a Belfast sink with mixer tap. In addition there is a built in Neff gas hob with an oven under with an innovative slide and hide door.



On the First Floor there are Three Bedrooms and a Bathroom with a modern white suite with a shower above the bath and a glazed shower screen. There are fitted wardrobes in Bedrooms 1 & 3 with Bedroom 1 also overlooking the delightful Back Garden.

Outside a Driveway leads to an Integral Garage with the opportunity existing to create an additional car parking space alongside.

This inviting home is an absolute credit to the current owners and if you are seeking a much improved home that you can move into without having to lift a finger then this impressive house with be of particular interest and must be added to your viewing list.

LOCATION

Woodland Close forms part of the Westacott Park district on the Eastern side of Barnstaple, It is a sought after and established residential area with excellent facilities including the Orchard Vale Primary School. In addition there is easy access to the Tesco and Homebase superstores and the North Devon Link Road which connects to the motorway system at Junction 27 of the M5. There is a regular bus service operating to the town centre which is only about a mile and a half away where there is excellent shopping, cinema theatre and railway station.

NEW COMPOSITE DOUBLE GLAZED FRONT DOOR TO

