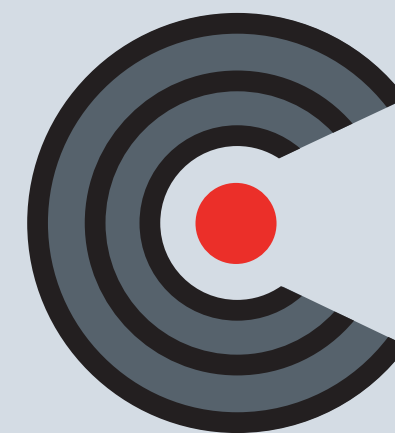
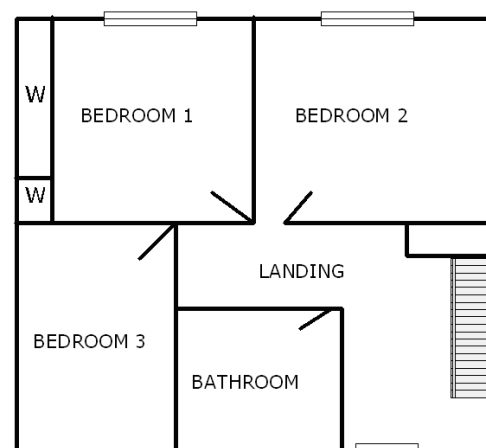
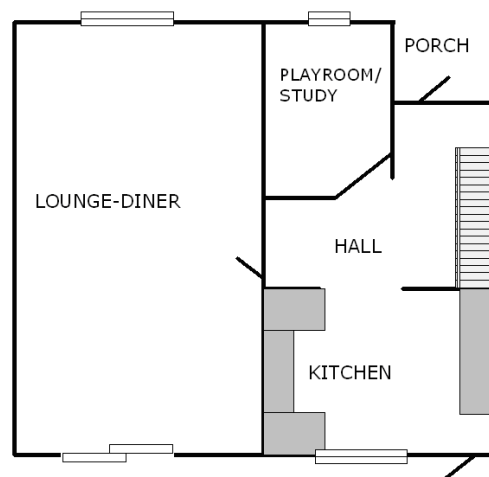




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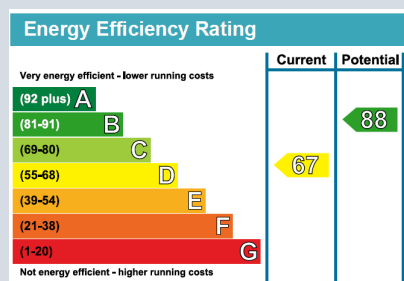
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Smart Move

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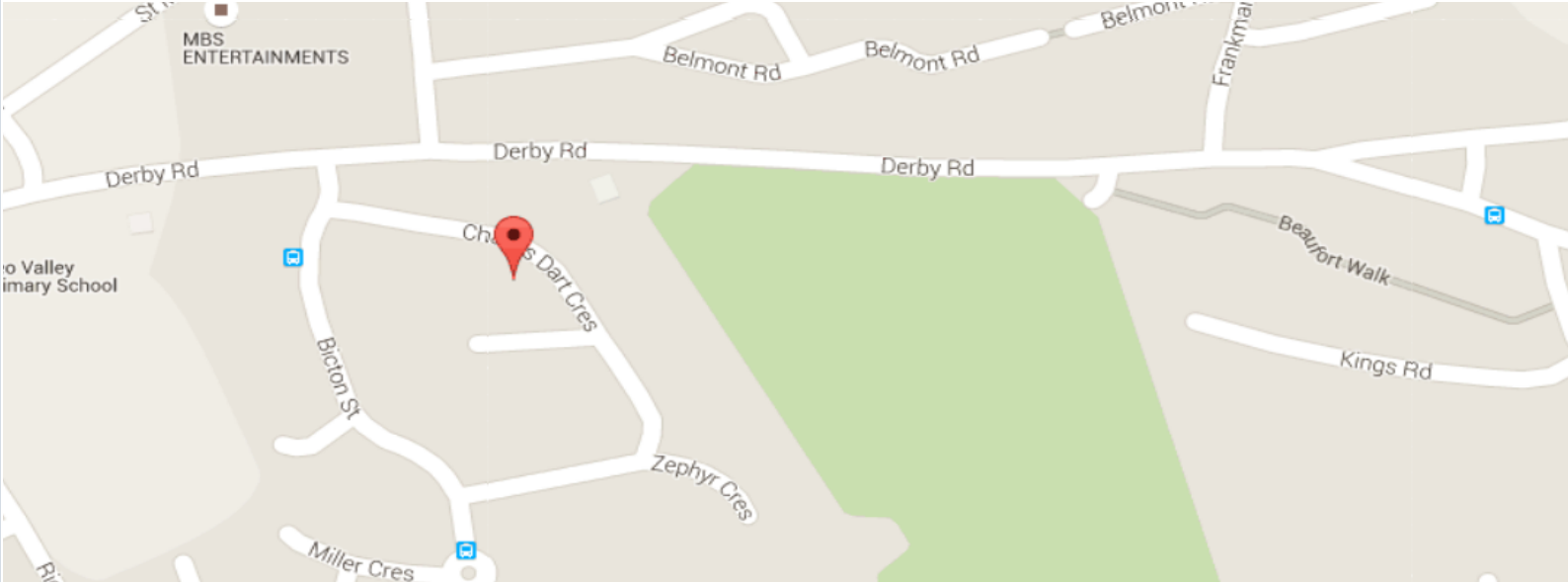


**31 CHARLES DART CRESCENT,
BARNSTAPLE, NORTH DEVON,
EX32 7EB**

A spacious & attractively presented 3 Bedroom Town House, together with the added attractions of a good size back garden & off road parking.

£169,950

- **Highly Convenient Charles Dart Crescent location**
- **A spacious & much improved 3 Bedroom Town House**
- **Gas radiator central heating & PVCu double glazing**
- **Off road parking**
- **Delightful good size mature & enclosed back garden**
- **Fitted Kitchen with a built in hob & oven**
- **Through Lounge-Dining Room with patio doors to garden**
- **Study/Playroom**
- **3 Sizeable Bedrooms**
- **Open outlook across Barnstaple & beyond**
- **Substantial work shed**



Chequers Estate Agents of Barnstaple are delighted to offer for sale No. 31 Charles Dart Crescent, a spacious three bedroom family home with added attractions of **Off Road Parking** and a **Good Size Enclosed Back Garden**. No. 31 Charles Dart Crescent benefits from **PVCu Double Glazing** and **Gas Radiator Central Heating** and features well presented accommodation which is arranged on two floors and from the front elevation there are open views across Barnstaple and beyond while to the rear the property isn't overlooked as it backs on to a cemetery. The Charles Dart Crescent address is a popular and highly convenient location being within easy reach of Barnstaple town centre and local shops.



The accommodation includes **Entrance Hall** with parquet flooring, fitted **Kitchen** with built in hob and oven, **Playroom/Study** and a spacious through **Lounge-Dining Room**, patio doors out to the back garden. A staircase from the Entrance Hall leads to a first floor landing where there are **Three Good Sized Bedrooms** and a lovely **Bathroom** with floor to ceiling tiling and chrome heated towel rail which compliments the white suite.

It is outside where the property offers more than most other houses in this price range indeed there is **Off Road Parking** to the front while to the rear there is a good size mature garden with an extensive paved patio, mature shrubs and a lawned garden with apple tree. A gate provides rear pedestrian access while a substantial workshed are included in the sale. There is outside lighting, outside tap, outside power points and the workshed has power and electric connected.

It is thought that the availability of No. 31 Charles Dart Crescent will be of interest to a variety of purchasers as the property offers many of the features often requested. Appointments to view are recommended



and can be easily arranged by contacting Chequers Estate Agents of Barnstaple the Vendors Sole Agents.

OPEN PORCH

With PVCu front door to

ENTRANCE HALL

Attractive parquet flooring, power points, double radiator. Archway to

KITCHEN 9'3 X 9'3

Attractively fitted with matching base and wall mounted cupboards, contoured work surface with a built in 4 ring electric hob with a fitted oven under, extractor hood above hob, single drainer sink n half sink unit, tiled splashback, plumbing for washing machine and dishwasher, ceramic tiled floor, radiator, window overlooking back garden. Door to garden

LOUNGE-DINING ROOM 22' X 10'4

Double glazed window , radiator, tv and power points, wood effect flooring continued through

DINING AREA

Radiator, power points, telephone point, patio doors to barden

STUDY/PLAYROOM 8'2 X 5'8 Power points, wall mounted combi boiler for hot water and heating

1ST FLOOR LANDING

Spacious landing with double glazed window overlooking garden. Hatch to loft, mainly boarded with pull down ladder

BEDROOM ONE 12' X 8'11 (EXCLUDING FITTED WARDROBES)

Radiator, power points, mirror fronted wardrobes with rail and shelving, open outlook across Charles Dart Crescent and beyond with Barnstaple town in the distance

BEDROOM THREE 9'10 X 7'5 Radiator, power points, telephone point, window overlooking back garden

BATHROOM

With floor to ceiling wall tiles, featuring a white suite with a panelled bath including an electric shower above the bath, pedestal wash hand basin with mixer tap, low level w.c, chrome heated towel rail

OUTSIDE

To the front there is off road car parking with bin storage space alongside, raised flowerbeds,, outside light

To the rear there is a good size mature garden, extensive paved patio area, built in barbecue and outside tap. A pathway from the patio with shrubs and bushes bordering, leads to a lawned garden with an apple tree. A gate provides rear pedestrian access.

Included in the sale is a substantial **WORKSHED 10'7 X 6'10** with power points, strip lighting and workbench