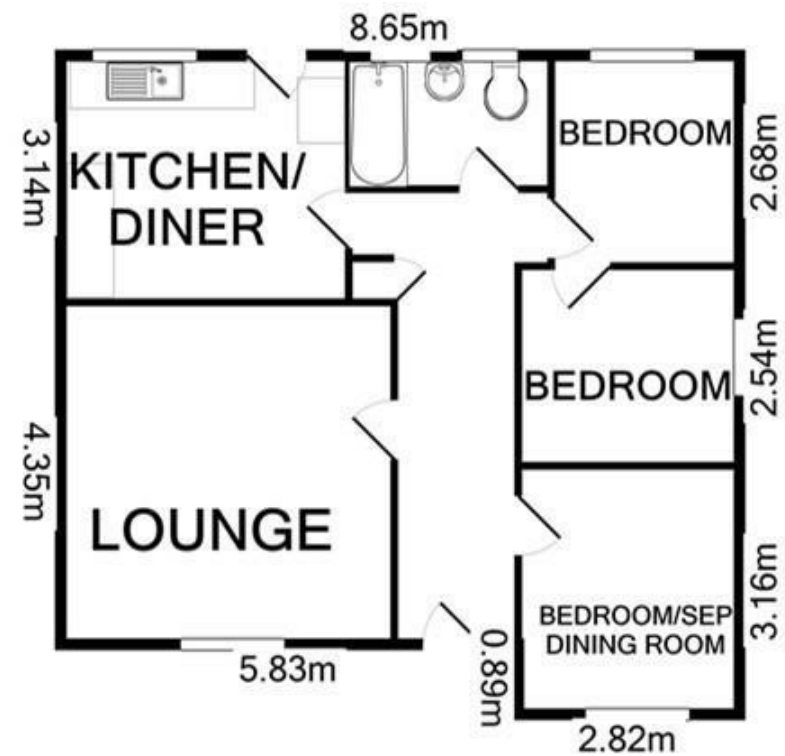




CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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15 WINDSOR ROAD, BARNSTAPLE, DEVON, EX31 4AG

LOCATION! LOCATION! LOCATION!

A spacious 3 Bedroom Bungalow situated on the Pilton side of town and enjoying a delightful semi rural feel with views towards the neighbouring countryside.

£235,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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- A superbly located 3 Bedroom Semi Detached Bungalow
- Occupying a good size plot and having a long gated driveway leading to a garage
- Modern Kitchen/Diner attractively fitted with base and wall mounted cupboards
- Lounge with a feature fireplace and a large picture window which looks out towards the local countryside
- 3 Bedrooms
- Bathroom with white suite
- Gas radiator central heating and UPVC double glazed windows and doors
- Good size back garden laid to lawn with a paved sitting area
- Attractively situated and overlooking the countryside & with countryside walks from virtually your door step
- No Chain



Chequers Estate Agents of Barnstaple are delighted to offer for sale 15 Windsor Road, a superbly located 3 Bedroom Semi Detached Bungalow being situated in Bradiford on the Pilton side of town. This attractive Bungalow with its gated driveway and good size gardens enjoys a delightful semi rural feel as it overlooks a bank of trees and the local countryside. In addition there are countryside walks from virtually your door step and just around the corner is the Windsor Arms Inn.

You do get the best of both worlds with properties in this part of Windsor Road as you do feel quietly tucked away from the hustle and bustle of town life yet conveniently Pilton schools and places of employment like the North Devon District Hospital are close by while Barnstaple town centre is just over a mile away. The other advantage you get from living on this side of town is the easier access to get to the wonderful sandy beaches of Saunton, Croyde and Woolacombe.



The property benefits from gas radiator central heating and has UPVC double glazed windows and doors with the accommodation briefly comprising Lounge, Kitchen/Diner, 3 Bedrooms and a Bathroom. In the Lounge there is a feature fireplace and big picture window which allows the view towards to local countryside to be easily enjoyed. The Kitchen is attractively fitted with a range of shower style units and is big enough to fit a table while the Kitchen door opens out onto the back garden and a patio area an ideal place to enjoy your morning coffee.

The Bungalow occupies a good size plot and is nicely set back from the road. There is a long gated driveway which can provide off road parking for several vehicles leading to a garage with an up and over door. The Front garden is laid to lawn with shrub borders while the back garden is larger and is fully enclosed with a sheltered patio area and well kept lawns surrounded by mature shrubs and bushes which add colour and interest. A garden shed is included in the sale.

If you have been looking for a Bungalow on the popular Pilton side of town and would like to find a home which has a quieter semi rural feel then 15 Windsor Road will be work a close look. It is available chain free and appointments to view can be easily arranged by contacting Chequers Estate Agentson 01271 379314 or by emailing tim@chequershomes.co.uk



FRONT DOOR TO

ENTRANCE HALL

Radiator, hatch to loft space, wood effect flooring. Regency style paneled door to airing cupboard with hot water tank. Regency style paneled door to

LOUNGE 14'1 X 14' (4.29M X 4.27M)

With a picture window overlooking the front garden and beyond to the local countryside, fireplace with a gas coal effect living room fire, wood effect flooring, TV point. Regency style paneled door from Hallway to

KITCHEN-DINER 11'10 X 10;4 (3.61M X 3.05M;1.22M)

Attractively refitted with matching base and wall mounted cupboards, work surface with single drainer sink unit, gas cooker point, plumbing for washing machine, wall mounted gas boiler, radiator, power points, wood effect flooring. Door to garden. Regency style paneled door from Hallway to

BEDROOM ONE 10'11 X 10' (3.33M X 3.05M)

Radiator, power points, views towards the local countryside. Regency style paneled door from Hall to

BEDROOM TWO 10'10 X 8'7 (3.30M X 2.62M)

Radiator, power points. Regency style paneled door from Hall to

BEDROOM THREE 8'4 X 7'11 (2.54M X 2.41M)

Radiator, power points, window overlooking the back garden. Regency style paneled door from Hall to

BATHROOM

A spacious bath with a white suite including a bath with a shower above, low level W.C, wash hand basin, radiator, fan

OUTSIDE

To the front there is a walled garden laid mainly to lawn with shrub borders and a paved patio, gated driveway alongside leading to GARAGE 15'8 X 7'11 with light and power.

The back garden is a good size featuring a paved sitting area leading to lawned garden areas with mature shrub beds bordering. A garden shed is included in the sale and a gate provides side access.

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.