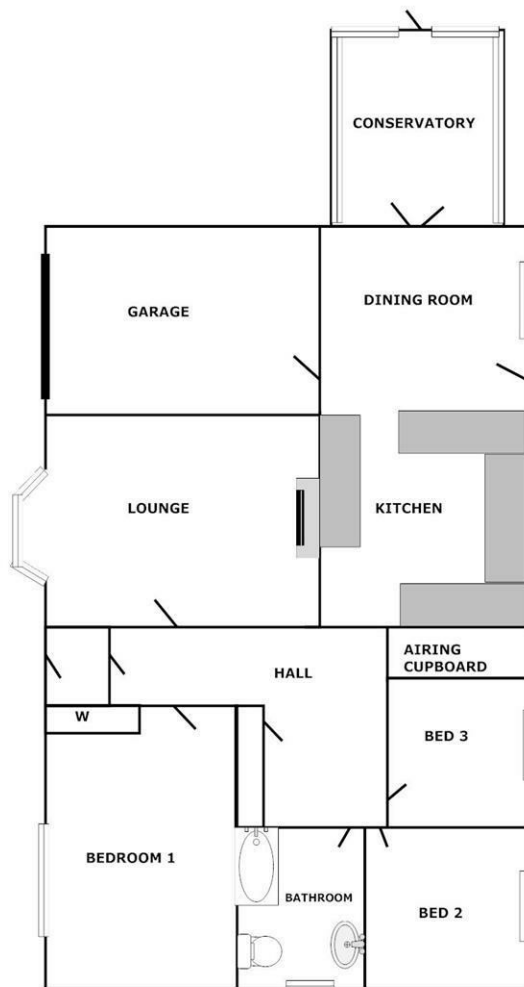
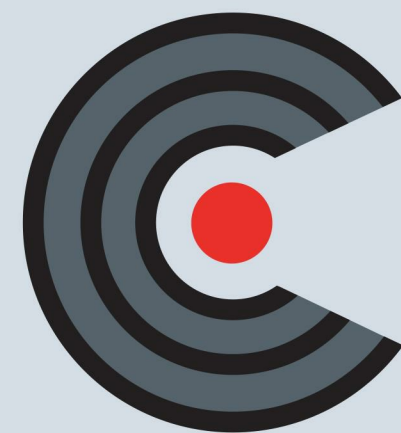




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**4 MEADOW CLOSE, BRATTON FLEMING**

**BARNSTAPLE, DEVON, EX31 4RH**

An immaculate modern Detached Bungalow with thoughtfully planned 3 Bedroom accommodation and Conservatory, plus lovely gardens and garage. Delightful tucked away cul de sac position in favoured village location.

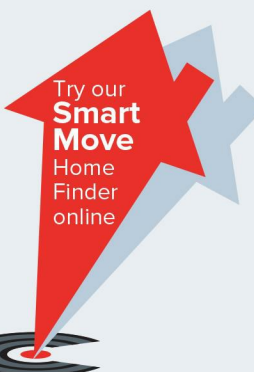
**£289,950**

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

COUNCIL BAND C



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: enquiries@chequershomes.co.uk  
W: chequershomes.co.uk



- A spacious & thoughtfully designed Three Bedroom Detached Bungalow
- Carefully maintained and well appointed
- Bay fronted Lounge with fireplace feature
- Spacious well appointed Kitchen & Dining Room
- Double glazed Conservatory
- Modern re-fitted Bathroom/W.C
- Separate Cloakroom/W.C
- PVCu replacement double glazing
- Oil fired central heating with modern high efficiency boiler
- Delightful gardens on 3 sides with garage & automated door



An impressive Three Bedroom Detached Bungalow with spacious, thoughtfully planned and well appointed accommodation, carefully maintained by the present owner where it has undertaken a number of notable improvements in recent years.

The property enjoys a pleasant tucked away cul de sac position within the popular village of Bratton Fleming. With only farmland behind it, the property enjoys a high level of privacy and is an ideal opportunity for those seeking a peaceful location in a village.

The Bungalow was built in the mid 1980's with a spacious design, with a well planned accommodation featuring a good size Entrance Hall, bay fronted Lounge with fireplace feature and a large connecting Kitchen and Dining Room. The Kitchen is modern and fitted with an excellent range of matching base and wall mounted units with integrated appliances including, hob, oven, cooker hood, dishwasher and washing machine/dryer plus a refridgerator. The Dining area meanwhile has french doors for direct access to the garden and also leads to the delightful Conservatory.

The Three Bedrooms are well proportioned and include the main bedroom which is a large double and has fitted wardrobes. The Bathroom has been refitted and incorporates a white suite with stylish modern fully tiled walls and features a double size walk in shower. There is also a separate Cloakroom with additional W.C.

Over recent years, a number of notable improvements have been undertaken, not only the refitting of the bathroom but also installation of replacement double glazing and the modern oil fired central heating system with the high efficiency Worcester boiler and with Oak internal doors and coved ceilings. There is low maintenance PVCu weatherboards and the good size Integral Garage includes an automatic door.

Externally the gardens lie principally to the three sides and offer a good deal of interest including lawn and patio areas with shrubs and bushes, water feature, greenhouse potting shed and garden shed and space for kitchen garden and soft fruits.

Bratton Fleming stands on the foothills of the Exmoor National Park, surrounded by some beautiful farmland and countryside, yet being only 7 miles from Barnstaple with regular bus service operating between the town and Lynton. The village has a thriving local community including premium primary school, post office facility and village shop, sports and social club and parish church. North Devon's coast line is easily accessible being about a 30 minute drive.

All in all an impressive Detached Bungalow is well worth an internal inspection with viewings being easy to arrange through Chequers on 01271 379314. Further details and approximate measurements are as follows.

#### ENTRANCE PORCH

With PVCu double glazed door and Oak door leading to the



#### HALL

With radiator and coving, alarm controls and hatch to loft. Large Airing Cupboard with insulated tank and shelving. Heating controls

#### LOUNGE 18'1 X 11'9 (5.51M X 3.58M)

An attractive bay fronted room with a glazed Oak door, modern fireplace feature with fitted electric fire, radiator, power and tv points

#### KITCHEN AND DINING ROOM 17'7 X 9'11 MAXIMUM (5.36M X 3.02M MAXIMUM)

Light and attractive, this is a spacious open planned room incorporating a kitchen area, well fitted with a matching range of modern base and wall mounted units with cupboards, drawers and contrasting work surfaces incorporating an inset single drainer sink unit. Extensive range of integrated appliances include a hob, high level double oven, dishwasher, washer dryer and refrigerator. Peninsula unit and open access to dining area where there is plenty of room for table and chairs, double glazed window and french door to garden. With the Dining Room there is a courtesy door giving direct access to the Integral Garage and also access to the Conservatory.

#### CONSERVATORY 10' X 8' (3.05M X 2.44M)

A modern fully double glazed Conservatory with pitch roof feature providing valuable additional living space with views to the garden

#### BEDROOM ONE 14'7 X 9'8 (4.45M X 2.95M )

A large double bedroom with double glazed window to front and Oak framed door. Radiator and double glazing, coved ceiling, fitted double wardrobe cupboard with sliding mirrored doors.

#### BEDROOM TWO 10'1 X 9'10 (3.07M X 3.00M)

With Oak panelled door, coved ceiling, radiator and double glazing

#### BEDROOM THREE 8'10 X 6'8 (2.69M X 2.03M)

With Oak door, coving, radiator and double glazed window

#### BATHROOM 9'8 X 6' (2.95M X 1.83M )

A spacious well appointed and refitted Bathroom, attractively fitted with a white suite and stylish wall tiling. It incorporates a pedestal hand basin and low level w.c with double sized walk in shower. Double glazed window, radiator

#### CLOAKROOM

Incorporating a hand basin and low level w.c with with double glazed window

#### OUTSIDE

The property enjoys a pleasant location at the head of the cul de sac and in front is an easy to manage lawned garden with shrubs. Driveway affording off road parking and access to the

#### INTEGRAL GARAGE 17'10 X 8'10 (5.44M X 2.69M)

Automatic roller door, light and power, housing the oil fired boiler and meters. Courtesy door to main building.

Access around the side of the property leads to the garden areas which are on three sides and incorporates shaped lawns with some colourful shrubs and bushes, secluded patio and water feature, space for kitchen garden, greenhouse, potting shed and garden shed. The gardens offer a good deal of privacy and seclusion but of a manageable size.