

CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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'TRALEE' 8 ELIZABETH CLOSE, STICKLEPATH, BARNSTAPLE, NORTH DEVON, EX31 3AH

A Spacious 3 Bedroom Detached Bungalow Available For Sale for the first time in 50 years. This attractive South Facing bungalow occupies a good size plot and has a delightful walled back garden. NO CHAIN.

£279,950

Energy Efficiency Rating	
Current	Potential
	82
60	

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

COUNCIL BAND D

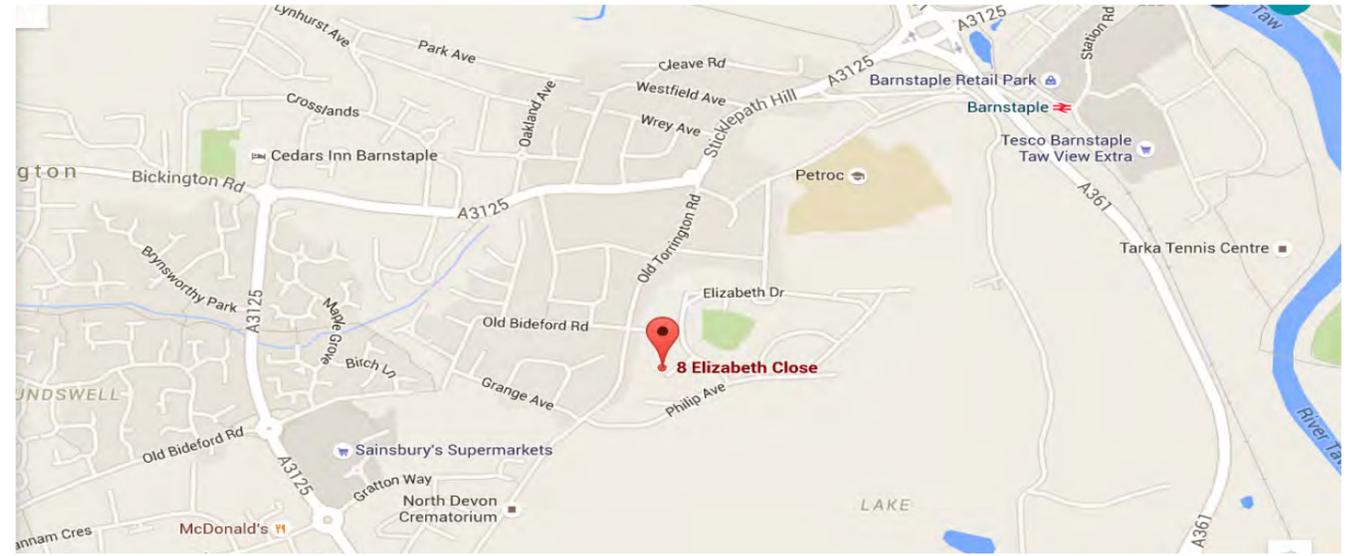


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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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- **A spacious & detached 3 Bedroom Bungalow occupying a good size plot & having a walled back garden**
- **Tucked away position within a small cul de sac**
- **South facing position & having an open outlook towards Codden Hill & The Folly at Tawstock**
- **Large open plan style Kitchen-Diner overlooking the back garden**
- **Spacious Lounge with a feature fireplace**
- **3 good sized Bedrooms**
- **Shower Room**
- **Utility Room with a separate W.C**
- **Gas radiator central heating & PVCu double glazing**
- **Rose Bush lined driveway leading to a garage with remote control door**
- **Within easy reach of Sainsbury's Superstore**
- **Barnstaple town centre 2 miles away**
- **No Chain**
- **Viewing recommended**



Chequers Estate Agents of Barnstaple are delighted to offer For Sale 'Tralee' 8 Elizabeth Close, a Detached 3 Bedroom Bungalow available for sale for the first time in some 50 years.

'Tralee' is a spacious Bungalow and occupies a good size plot within the small Elizabeth Close cul de sac.

The property is set nicely back off the cul de sac and is tucked away in one corner. There are open views from the South facing front elevation with Codden Hill and The Folly at Tawstock in the distance.



To the rear there is a good size walled garden which is laid mainly to lawn with a paved sitting area.

The bungalow offers excellent bright and spacious accommodation and comprises Entrance Hall, Lounge, large open plan style Kitchen-Diner, 3 good sized Bedrooms and a Shower Room. There is a Utility Room and a Downstairs W.C while alongside the property there is a covered walkway and access through to the garage which has remote control door.

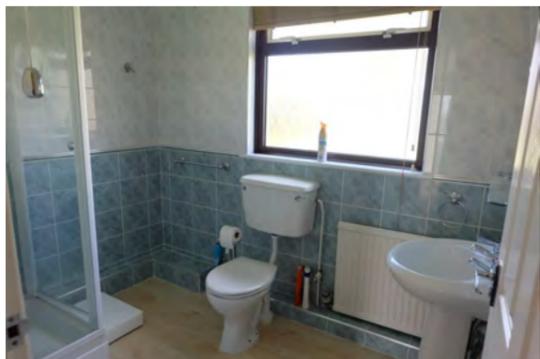


Elizabeth Close is situated just off Elizabeth Drive in a small cul de sac therefore opportunities to buy within this close are rare.

The location is most convenient for both Barnstaple town centre and Roundswell Retail Park where there is a Sainsbury's Superstore.

Barnstaple town centre is 2 miles away and offers a wide choice of shopping and leisure facilities as well as a Train and Bus Station. There is also the open spaces of Rock park where there is easy access onto the popular Tarka Trail.

If you are seeking a spacious Bungalow home situated within a small and tucked away cul de sac then the availability of 'Tralee' may well be of some interest. Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple the Vendors Sole Agents on 01271 379314.



PVCU DOUBLE GLAZED FRONT DOOR TO

PVCU DOUBLE GLAZED ENTRANCE PORCH

With a tiled floor. Glazed door to

ENTRANCE HALL

Radiator, coved ceiling, telephone point, power points. Hatch to loft space. Glazed panel door to

LOUNGE 13'4 X 12'10

With a feature fireplace with a gas coal affect living flame fire, double radiator, coved ceiling, downlighting, open views over the front garden and beyond with Codden Hill and The Folly at Tawstock in the distance. Glazed panelled door from Hallway to

KITCHEN-DINER 19'1 X 10'4

A spacious open plan room with attractive fitted base and wall mounted cupboards, contoured work surface with a single drainer sink and a half sink unit with mixer tap, tiled splashback, gas cooker point. Island unit with glazed display cupboards above, access to airing cupboard with fitted shelving. Kitchen window overlooking the back garden.

DINING AREA

Radiator, downlighting, power points, window overlooking the back garden. Door from Kitchen to garage. Second door to

UTILITY AREA/WORKSHOP SPACE 19'4 X 5'

Fitted cupboards, power points and light. PVCu double glazed door to front of Bungalow. Door to back garden. Access to storage shed with fitted shelving with door to separate W.C. Regency style panelled door from Hallway to

BEDROOM ONE 11'10 X 11'10

Radiator, power points, coved ceiling, open views over the front garden and beyond. Regency style panelled door from Hallway to

BEDROOM TWO 11'11 X 8'10

Radiator, power points. Regency style panelled door from Hallway to

BEDROOM THREE 10'4 X 9'8

Radiator, power points, window overlooking the back garden. Regency style panelled door from Hallway to

SHOWER ROOM

With floor to ceiling wall tiles, featuring a white suite with a corner shower cubicle with a Mira shower, low level W.C., wash hand basin, radiator, coved ceiling

OUTSIDE

Entrance gates lead to a long rose bush lined driveway which in turn leads to a **GARAGE 16'8 X 7'10** with a remote control door. Alongside the driveway is a lawned garden with shaped flower/shrub bed borders with easy to maintain stone chippings. To the rear there is a good sized sunny garden being walled and enclosed and featuring an extensive paved sitting area, lawn, greenhouse and garden shed.