

**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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E: enquiries@chequershomes.co.uk

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Energy Efficiency Rating	
Current	Potential
71	88

Very energy efficient - lower running costs

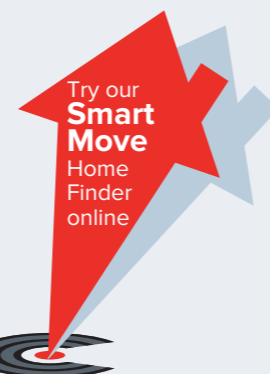
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs



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**11 STOAT PARK, WHIDDON VALLEY, BARNSTAPLE, NORTH DEVON, EX32 8PT**

A newly re-furbished 2 Bedroom Semi Detached House with an eye catching modern interior plus an attached garage and driveway parking. Pleasant cul de sac location, lovely views, newly landscaped garden with lawn & patio. Internal viewing recommended.

**£179,950**

COUNCIL BAND B



- **An impressive 2 Bedroom Semi Detached House**
- **Presented in 'Showhome' condition**
- **Attractive Sitting Room with new polished Walnut flooring**
- **Newly re-fitted Kitchen-Diner with hob, oven & cooker hood**
- **Newly re-fitted Bathroom with white suite**
- **New gas central heating system with combi boiler**
- **New flooring & fresh decorations throughout**
- **PVCU double glazing**
- **Thoroughly recommended for internal viewing**



#### **DOUBLE GLAZED ENTRANCE DOOR**

#### **LIVING ROOM 14'6 X 13'9**

A fabulous open plan room with stairs to first floor, polish Walnut flooring, LED lighting, PVCU double glazed window with attractive views towards the Golf course, fireplace feature with attractive surrounds, glazed double doors leading to

#### **KITCHEN-DINER 13'9 X 7'8**

Newly re-fitted and featuring a comprehensive range of matching base and wall mounted units with cupboards, drawers and contrasting work surfaces and also incorporating an inset bowl and a half sink unit. There is a hob and oven with chimney style cooker hood and ceramic tiled flooring. Dining area with radiator and door to garden with Walnut flooring continued from the Lounge, LED lighting

#### **FIRST FLOOR LANDING**

With hatch to loft

#### **BEDROOM ONE 10'5 X 8'5**

With panel door, radiator, fitted wardrobe cupboard and 2 PVCU double glazed windows to front with attractive views across the golf course and countryside surrounds, polished Walnut flooring

#### **BEDROOM TWO 9'9 X 7'3**

With panel door, radiator, Walnut flooring, PVCU double glazed window overlooking the rear garden

#### **BATHROOM**

Re-fitted with a white suite incorporating a panel bath with telephone style mixer taps with shower attachment and glass screen, pedestal hand basin and low level W.C, ceramic tiled floor and fully tiled walls, PVCU double glazed window, chrome towel rail/radiator, panel door

#### **OUTSIDE**

Immediately in front of the property is an attractive open plan garden area with driveway along one side providing off road parking and leading to the

#### **ATTACHED GARAGE 16 X 8'1**

with up over door to front, light and power, combi boiler for hot water and heating system and door to back garden.

At the rear of the property is a delightful garden area, fully enclosed and being newly landscaped with an attractive paved patio area and dwarf wall features together with a newly relaid lawn.



An impressive newly re-furbished 2 Bedroom Semi Detached House with light and attractive interior enjoying a pleasant cul de sac location with an open outlook from the front enjoying views over the golf course and countryside surrounds.

This smart and attractive home has an eye catching interior, newly re-furbished to a high standard.

The accommodation includes a light and attractive **Sitting Room** with new polished Walnut flooring continued through to the impressive **Newly Re-Fitted Kitchen-Diner**, there is a range of modern base and wall mounted units with an integrated hob oven and chimney style cooker hood. On the first floor there are **2 Bedrooms** and the **Newly Re-fitted Bathroom** with a white suite and ceramic tiled flooring.

The whole property has been freshly **Re-decorated, Re-wired** and **Re-plumbed** featuring a **New Gas Fired Central Heating System** with high efficiency combi boiler.

The property stands Semi-Detached with a **Garage** and **Driveway Parking** whilst at the rear the **Back Garden** is newly landscaped featuring attractive paved patio area and a lawn, all fully enclosed for additional privacy.

All in all this is an eye catching newly re-furbished house presented in 'Showhome' condition and thoroughly recommended for internal inspection.

#### **LOCATION**

Stoat park is a pleasant cul de sac position with an attractive brick built housing located in Whiddon Valley on the outskirts of Barnstaple. The town centre is about a mile away and with regular bus services operating in the area whilst locally a range of amenities exist including the Orchard Vale school, lots of convenience shops and hot food takeaways, Tesco superstore, Homebase and Argos.

Further details and approximate measurements are as follows:-

