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Smart Move

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9 HORSESHOE CLOSE, FREMINGTON BARNSTAPLE, EX31 3UG

Contemporary living at its finest!

A superb 3 Bedroom Detached Bungalow with a stylish and contemporary interior and being beautifully positioned around an open green all within a short stroll of village amenities. Perfect for anyone looking for a change of life style within a village environment.

£325,000

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL BAND



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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- An attractive and spacious 3 Bedroom Detached Bungalow finished to a high specification and having a show home quality feel
- Impressive open plan Lounge/Kitchen-Diner a memorable room with a vaulted ceiling and patio doors which open out onto the back garden
- Eye catching fitted Kitchen with integrated appliances and a matching cente island unit offering extra work surface & further cupboards
- 3 good sized Bedroom with Bedroom 1 having an attractively fitted En-Suite Shower Room
- Family Bathroom featuring a white suite and complimented by contemporary wall tiles and floor to ceiling towel rail
- Gas radiator central heating & UPVC double glazed windows
- Outside a driveway leads to a large garage while to the rear there is a good size lawned garden which is fully enclosed with a paved sitting area outside the patio doors
- A superb located Bungalow which needs to be seen inside to be fully appreciated



Chequers estate agents of Barnstaple are delighted to offer for sale No 9 Horseshoe close, a superb 3 Bedroom Detached Bungalow making up one of eleven bungalows and being attractively arranged around an open green.

The Horseshoe Close address is a sought after and highly convenient one being tucked away off the main through road and being perfectly situated for Fremington self contained village amenities with the local supermarket, chemist and doctors surgery being a short walk away. The popular Tarka Trail is within easy reach and at Fremington quay you can sit in the cafe and watch the tide ebb and flow. There is a regular bus service "The North Devon wave" that stops in Fremington and runs every 15 minutes to both Barnstaple and Bideford.

No 9 Horseshoe close is a beautifully presented home and has a show home standard feel. It offers stylish & contemporary living with the focal point of the bungalow being its impressive open plan Lounge / Kitchen-Diner. This is a memorable room which extends some 27 Feet and features a vaulted ceiling and has patio doors which open out onto the good size rear garden. There is quality karndean flooring and the Kitchen has been attractively fitted and comes with integrated appliances as well as a centre island which was an optional extra. There are three good sized Bedrooms with two of them having fitted wardrobes while Bedroom one there is a rather smart En-Suite Shower Room. The Bathroom is a good size and like the rest of the bungalow has been finished to a high specification with the white suite being complimented with attractive wall tiles and a heated towel rail/ radiator.

The bungalow occupies a good size plot and from the front it overlooks a large open green where the neighbouring bungalows have been thoughtfully arranged to create Horseshoe close. The back garden is a good size being enclosed by timber fencing and laid mainly to lawn with a paved sitting area outside the patio doors. A driveway alongside the bungalow leads to a good size garage with light and power being connected.

If you are looking for a stylish and contemporary bungalow and like the idea of a village way of life with village amenities being just a short stroll away then no 9 Horseshoe close will not disappoint. Appointments to view are recommended and can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314 or by emailing tim@chequershomes.co.uk.

UPCV DOUBLE GLAZED FRONT DOOR TO

ENTRANCE PORCH

Tiled floor, radiator, double doors to

OPEN PLAN LOUNGE/KITCHEN-DINER 27'4 X 16'8 (8.33M X 5.08M)

A superb room with a stylish and contemporary feel with a vaulted ceiling with an exposed beam. A lovely room with the neat decorations complimented by wood effect Karndean LVT

KITCHEN AREA

An attractive fitted Kitchen with base and wall mounted cupboards, contoured work surface with a single drainer sink unit with a built in hob and oven with an extractor hood above, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing gas boiler, radiator

LIVING ROOM AREA

Double radiator, TV point, power points, sliding patio doors to garden. Oak door from Lounge-Diner to Hallway with Oak doors off to

BEDROOM ONE 12' X 11'10 (3.66M X 3.61M)

Double radiator, power points, window overlooking the back garden. Oak door to

EN-SUITE SHOWER ROOM

Beautifully appointed tiled shower, low level W.C, wash hand basin, heated towel rail, fan, downlighting

BEDROOM TWO 13'8 X 8'7 (4.17M X 2.62M)

With fitted wardrobes with oak doors, radiator, power points

BEDROOM THREE 9'5 X 7'1 (2.87M X 2.16M)

Radiator, power points, built in wardrobe with Oak doors

BATHROOM

Attractively fitted with a white suite with a shower above the bath, glazed shower screen, low level W.C, wash hand basin, heated towel rail, fan, downlighting

OUTSIDE

To the front there is a small lawned front garden which extends around the side. Driveway leading to GARAGE 20'4 X 10' with up and over door, power and light. The back garden is a good size laid to lawn with a paved sitting area.

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.