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Smart Move

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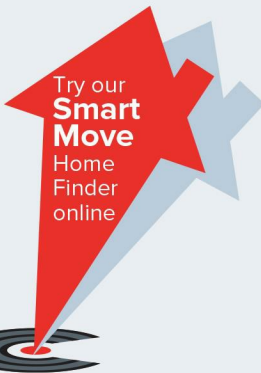
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND D



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1 OSBORNE GARDENS, BARNSTAPLE, DEVON, EX31 3SU

A fantastic turn key opportunity!

If you have been looking for an easy option and would like to find a home that you can move into and unpack and start living then take a closer look at 1 Osborne Gardens, an impressive detached 3 bedroom home with an attractive conservatory extension and easy to maintain gardens.

£315,000

- A superb example of how to present a home for sale a spacious 3 bedroom detached home built by Chichester homes and being conveniently located within popular Sticklepath
- Finished to a high specification and having an inviting show home quality feel while offering all of the features often requested
- Lounge with under floor heating
- Spacious Kitchen-diner with built in neff appliances including a neff electric hob, double eye level oven, dishwasher & fridge freezer
- Conservatory extension offering extra living space with french doors opening out onto the enclosed south west facing back garden A lovely room with a roof with tinted glass with sun blinds inc in the sale
- 3 good sized bedrooms with an en suite shower room in bedroom 1 while both the larger bedrooms have fitted wardrobes
- Family bathroom with a white suite with a shower over the bath and a vanity wash hand basin complimented by attractive wall tiles
- Ground floor cloakroom plus a useful walk in coat / Hoover cupboard providing good storage
- Gas central heating, UPVC double glazed window & solar panels which are owned by the property
- Driveway parking for 2 / 3 vehicles plus a larger than average garage with a utility area at the rear



BEDROOM 1



EN-SUITE SHOWER ROOM



FAMILY BATHROOM



Chequers estate agents of Barnstaple are delighted to offer for sale 1 Osborne Gardens. An immaculately presented 3 bedroom fully detached house finished to a high specification and having an inviting show home feel and an eye catching conservatory extension

If you have been looking for a turn key opportunity and would like to move in and start living then no 1 Osborne Gardens will be of particular interest and needs to be added to your viewing list. Anyone who takes the time to view will be instantly impressed and will be able to see first hand the excellent living space on offer.

An extra feature to highlight is the attractive conservatory extension which is an attractive addition and is a lovely place to sit and enjoy the easy to maintain garden. The conservatory has a vaulted and tinted roof with power points, light and a tiled floor. In addition to the garage and the existing driveway there is extra driveway parking ideal for visitors or for a family with more than one vehicle. The property has been finished to a high specification with under floor heating on the ground floor, solar panels and fibre connected being as standard.

The Osborne Gardens is a popular and convenient edge of town location with the Roundswell retail park being within easy reach and here you will find a Sainsbury's superstore and a Costa coffee house. Barnstaple the regional centre for North Devon is 2 miles away and offers a good range of shopping and leisure facilities as well as a train and bus station.

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 or by emailing tim@chequershomes.co.uk

FRONT DOOR TO

ENTRANCE HALL

Beige tiled floor with under floor heating. Door to coat/hoover cupboard. Door to

CLOAKROOM

White suite with a low level W.C, wash hand basin with mixer tap and cupboard, under floor heating.

LOUNGE 13'3 X 10'4

With fitted carpeted room with under floor heating ,power points, ethernet point, tv point

KITCHEN-DINER 17'8 X 9'2 (5.38M X 2.79M)

A lovely spacious Kitchen-diner with fitted base and wall mounted units with an attractive white high gloss finish, contoured work surface with a bowl and a half drainer sink unit with mixer tap. Built in appliances including an electric hob with an extractor hood above, double eye level oven, integrated fridge/freezer and dishwasher, downlighting, power points, ethernet point, tiled floor with under floor heating. Door from kitchen to garage and double doors to

CONSERVATORY 10' X 10' (3.05M X 3.05M)

A lovely addition providing extra living space with a tiled floor light and power points and doors opening out onto the back garden. A great place to sit and enjoy the garden

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Radiator, power points, hatch to loft, door to useful landing storage cupboard, landing window

BEDROOM ONE 11'3 X 9'8 (3.43M X 2.95M)

Radiator, power points, fitted wardrobes with hanging rail, shelving above. Door to

EN-SUITE SHOWER ROOM

Tiled shower with glazed shower screen doors, vanity wash hand basin with mixer tap, low level W.C, heated towel rail, attractive wall tiled, shaver point, downlighting

BEDROOM TWO 9'2 X 9' (2.79M X 2.74M)

Power points, tv point, ethernet point

BEDROOM THREE 15'5 X 9'2 (4.70M X 2.79M)

An excellent size for a third bedroom. Radiator, power points, built in wardrobe, cupboard housing hot water cylinder, hatch to loft space

BATHROOM

Featuring a white suite with a panelled bath with a shower above, glazed shower screen, low level W.C, vanity wash hand basin, heated towel rail, shaver point, downlighting

OUTSIDE

Approached from an attractive brick paved driveway a tarmac drive leading to an integral garage. There is car parking for 2/3 vehicles while the garage is longer than average as it incorporates a utility area. The garage is 18 x 9'2 and has power, light and plumbing for a washing machine, wall mounted gas boiler and a door out to the back garden. The gardens have been thoughtfully designed with ease of maintenance in mind with the back garden having a paved seating area leading to a stone chipped garden and an ideal area for potted plants etc. Outside tap.

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.