



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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

COUNCIL BAND A



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**17 RALEIGH COTTAGES,
 BARNSTAPLE, DEVON, EX31 4HZ**

Attention keen gardeners!

If you have been looking for a character home on the Pilton side of town and would like to find a property with a large garden then take a closer look at 17 Raleigh cottages, a quaint 2 bedroom cottage with an attractive conservatory extension. No Chain.

£165,000

- A quaint 2 bedroom character cottage situated on the pilton side of town and within easy reach of Pilton's amenities
- Enjoying a semi rural feel yet only a mile from Barnstaple town centre and having the added attraction of a large back garden
- Attractive modern conservatory extension a lovely surprise to find and a great space to sit and enjoy the south facing back garden
- Spacious open plan style lounge diner with two fire places including one with exposed brick work and a slate hearth
- Cottage style fitted Kitchen with granite worktops and solid oak cupboards and being sold with a cooker, fridge freezer and washing machine
- 2 double sized bedrooms with bedroom 1 having a built in wardrobe plus loft ladder access to a converted loft space with a roof light window
- Bathroom featuring a modern white suite with a bath, wash hand basin and w/c
- No Chain



Chequers estate agents of Barnstaple are delighted to offer for sale 17 Raleigh Cottages, a quaint 2 bedroom cottage located on the favoured Pilton side of town and having the added attractions of a large / long south facing back garden and an attractive UPVC double glazed conservatory extension.



No 17 Raleigh Cottages can be found towards the far end of Raleigh Road and is conveniently situated for amenities on the Pilton side of town. The cottage is within easy reach of Pilton's schools, Pilton park and its historical high street. There are places of employment close by including the North Devon District hospital and the towns fire station while Barnstaple the regional centre for North Devon is within a mile and offers a wide choice of shopping and leisure facilities as well as a train and bus station.



No 17 Raleigh Cottages benefits from gas radiator central heating and has good sized accommodation arranged over two floors with it briefly comprising a spacious open plan style through lounge dining room, a fitted kitchen, modern conservatory and a bathroom with a white suite. Upstairs there are two double sized bedrooms with bedroom 1 having a built in wardrobe and bedroom 2 overlooking the back garden. A loft ladder leads to a boarded loft room which is carpeted and has a roof light window.



The outside space is larger than you might expect to find and you will be surprised at the size of the back garden which is south facing and is laid mainly to lawn with a garden shed being included in the sale. The spacious lounge diner with its two fire places is a lovely room while the modern conservatory extension is a lovely surprise and is a great space to sit and enjoy the garden.

If you are looking for a cottage on the outskirts of Barnstaple and like the idea of a large garden where you can grow your own produce and a place for children to play or for your pets to potter then the availability of 17 Raleigh Cottages will be of added interest. There is no on going chain and appointments to view 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

FRONT DOOR TO

LOUNGE-DINER 24'4 X 10'11 (7.42M X 3.33M)

A spacious open plan through room with two fireplaces including with with attractive exposed brick work on a slate hearth. Radiator, power points, wall lights. Door to

INNER LOBBY

Door to

KITCHEN 12' X 5'3 (3.66M X 1.60M)

With a range of fitted solid oak units with both base and wall mounted cupboards including glazed display cabinets. Granite work surface with a Belfast sink, tiled splashback, electric cooker included in the sale, plumbing for washing machine, space for fridge freezer, tiled flooring, double radiator. Door to

CONSERVATORY 9'7 X 8'6 (2.92M X 2.59M)

A lovely extension with french doors opening out onto the long and large back garden, light, radiator, power points, tap,

Door from Inner Lobby to

BATHROOM

Featuring a white suite with a panelled bath, low level W,C, wash hand basin radiator, extractor fan

OPEN STAIRCASE FROM LOUNGE TO

FIRST FLOOR LANDING

Doors off to

BEDROOM ONE 11'10 X 8'1 (3.61M X 2.46M)

Radiator, power points, built in wardrobes and recess with hanging rail

BEDROOM TWO 11'1 X 8'11 (3.38M X 2.72M)

Window overlooking the back garden, radiator, power points, door to airing cupboard housing gas combination boiler and fitted shelving

HATCH TO LOFT SPACE

Loft ladder attached leading to a boarded attic with a roof light window

OUTSIDE

To the rear there is a long / large south facing back garden with a paved seating area leading to a long lawned garden with a garden shed included in the sale and situated at the bottom of the garden

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.