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INDEPENDENT ESTATE AGENTS

Smart Move

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

COUNCIL BAND D



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ROSEBAY, 3 DRAPERS CLOSE, COMBE MARTIN, DEVON, EX34 0PP

A beautifully maintained 3 Bedroom Detached Bungalow in delightful cul de sac location in much admired coastal village. Ideal for those with retirement in mind, low maintenance and easy to manage Gardens. Easy access to North Devon beaches, coastal walks and Exmoor. Viewing recommended.

£345,000

- A detached 3 bedroom bungalow situated within a small and exclusive brick paved cul de sac with a delightful wooded back drop
- Within easy reach of Combe martins amenities including a convenience store, chemists , post office , inns , bakers and butchers plus a Bus stop close by
- Spacious lounge diner with a local stone fire place with a gas fire
- Kitchen breakfast room with fitted units including a recently installed gas hob and electric oven
- 3 good sized bedrooms, a bathroom with a shower over the bath and a separate w/c
- Benefitting from upvc double glazed windows and Gas central heating with a gas combination gas boiler fitted in 2018
- New upvc fascia boards and soffits plus a upvc canopy (over the back door) fitted in 2019
- Driveway parking leading to an attached garage with a utility area with sink and plumbing for washing machine
- Easy to manage gardens allowing more time to enjoy the village life style and to visit the local countryside and Exmoor national park



An opportunity to purchase a Detached Bungalow in a pleasant cul de sac of just seven Bungalows enjoying a lovely peaceful setting with lightly wooded countryside surrounds yet being within the village and close to local facilities.

The Bungalow has been beautifully kept by the present owner and it offers well planned Three Bedroom accommodation with a large Lounge/Diner, fitted Kitchen plus Bathroom and separate WC. It has gas central heating from a modern combi boiler and replacement double glazed windows and exterior doors.

On the outside is an Attached Garage and Driveway Parking large enough for two and easy to manage level lawn and patio Gardens.

Drapers Close is situated towards the Eastern end of the village, enjoys a very pleasant setting yet is just a few minutes walk from the medical centre, near to bus stops and convenience shops. The local beach and harbour area are about a mile away. Standing within the Exmoor National Park, Combe Martin is a coastal village resort on the rugged section of the North Devon Coast, easily accessible to the wild beauty of the moor and some beautiful countryside. Coastal resorts like Ilfracombe and Lymouth and the beaches of Woolacombe, Saunton and Croyde are all within an easy drive. Whilst Barnstaple the regional centre is about 12 miles away.

In all a perfect opportunity for those with retirement in mind to purchase an easy to manage but good sized Detached Bungalow in a very pleasant coastal village location and thoroughly recommended for an early internal inspection.

PVCU FRONT DOOR TO

ENTRANCE HALL

Double glazed window, double radiator, access to loft space, coved ceiling and airing cupboard.

LOUNGE 15'0 X 15'6 (4.57M X 4.72M)

Double glazed window to front, double radiator, local stone fireplace feature with gas fire, coved ceiling.

KITCHEN 13'7 X 9'0 (4.14M X 2.74M)

L shaped room with double glazed windows, double radiator and fitted with a range of base and wall mounted units with work surface over and stainless steel 1.5 bowl sink and drainer. Integral oven and grill with four ring gas hob and extractor over. Space for fridge/freezer. Coved ceiling, double glazed panelled door leading to the rear garden. Door to Canopy.

BATHROOM 5'9 X 5'9 (1.75M X 1.75M)

Fitted with a two piece suite comprising panelled bath with shower attachment over and pedestal wash hand basin. Double radiator and double glazed window.

SEPARATE W/C 5'9 X 2'10 (1.75M X 0.86M)

Fitted with a low level w/c and wall mounted wash hand basin. Double glazed window.

BEDROOM ONE 11'10 X 10'7 (3.61M X 3.23M)

Double glazed window, double radiator and coved ceiling.

BEDROOM TWO 11'10 X 10'7 (3.61M X 3.23M)

Double glazed window, double radiator and coved ceiling.

BEDROOM THREE 11'10 X 7'9 (3.61M X 2.36M)

Currently used as a dining room. Double glazed window, double radiator and coved ceiling.

OUTSIDE

Driveway with enough space to park two vehicles which leads to a single garage. Low maintenance garden laid to lawn, side access to the rear courtyard style garden.

GARAGE 17'11 X 9'7 (5.46M X 2.92M)

With an up and over door. Fitted with a base unit with stainless steel sink unit, wall mounted boiler providing gas central heating and hot water, plumbing for washing machine.

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.

