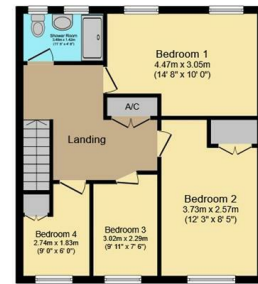




Ground Floor
Floor area 92.9 sq.m. (1,000 sq.ft.)



First Floor
Floor area 54.2 sq.m. (584 sq.ft.)

TOTAL: 147.2 sq.m. (1,584 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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

COUNCIL BAND



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



**43 HUGH SQUIER AVENUE,
SOUTH MOLTON, EX36 3DR**

Chequers Estate Agents are delighted to present to the market, this wonderful family home that is offered for sale for the first time in forty years. Available with no onward sales chain.

£289,950

- FOUR BEDROOM TERRACE PROPERTY
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED GARDEN
- KITCHEN / DINER
- CONSERVATORY
- LIGHT AND BRIGHT LIVING ROOM
- NO ONWARD SALES CHAIN
- SOUGHT AFTER LOCATION
- A MUST VIEW



Chequers Estate Agents welcomes you to view, this charming family home. The property has been a much loved home and is now offered to the market with no onward sales chain. The accommodation offers four spacious and light bedrooms along with off road parking and a attractive good sized enclosed rear garden. The property is located within the popular development of Hugh Squier Avenue, just a short distance from the town amenities.

The well-proportioned accommodation comprises an entrance porch, welcoming hallway, stairs to first floor. A large living room with feature bay window. The hallway leads to an attractive kitchen / diner with plenty of cupboards and door leading to a conservatory with ground floor cloakroom. The conservatory has sliding doors to the garden. To the first floor are four good size bedrooms and a modern shower / wet room.

To the front is a wide parking area with a pedestrian side access down a alley to the side door. Whilst the rear is a fully enclosed and established garden. It is laid mainly to lawn with an area of patio, perfect for alfresco dining. The garden enjoys a glorious outlook and has a useful shed and greenhouse.

LOCATION - SOUTH MOLTON

Hugh Squier Avenue is an convenient location within South Molton. The town itself offers an excellent range of everyday services including shops, schools, restaurants, and bank together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. Barnstaple Town in a drive away. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor.

ENTRANCE PORCH 7'6 X 4'5 (2.29M X 1.35M)

A useful and spacious entrance porch with UPVC double glazed windows to side and front elevation. Space for shoes and coats, fitted carpet.

ENTRANCE HALLWAY

A welcoming and inviting entrance hall with stairs rising to first floor landing, useful understairs storage, radiator, fitted carpet.

LIVING ROOM 12'4 X 15'3 (3.76M X 4.65M)

A spacious and light living room with UPVC double glazed bay window to front elevation, gas fireplace with back boiler, radiator, fitted carpet.



KITCHEN / DINER 22'10 X 10'0 (6.96M X 3.05M)

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into worksurface with cupboard space below. Space for freestanding oven as well as space for undercounter fridge. The kitchen / diner is light and bright with plenty of space for a dining table and it is a perfect room to entertain family and friends. Two internal windows, two radiators, vinyl flooring.

FAMILY ROOM / CONSERVATORY 22'5 X 15'7 (6.83M X 4.75M)

A light and bright conservatory with UPVC double glazed windows to rear elevation overlooking the garden. UPVC double glazed sliding doors giving access to the fully enclosed garden and with glimpses of countryside in the distance. Inset stainless steel single bowl sink set into worksurface with cupboard space below. Space and plumbing for washing machine, two radiators, tiled floor. UPVC double glazed door giving access to the side alley.

CLOAKROOM 4'5 X 3'2 (1.35M X 0.97M)

W.C, tiled flooring.

FIRST FLOOR LANDING

A spacious and light landing area with access to the loft space, fitted cupboard housing the hot water tank, radiator, fitted carpet.

BEDROOM ONE 14'8 X 10'0 (4.47M X 3.05M)

A light and airy double bedroom with UPVC double glazed windows to rear elevation overlooking

BEDROOM TWO 12'3 X 8'5 (3.73M X 2.57M)

A spacious and light double bedroom with UPVC double glazed window to front elevation, fitted wardrobe space, radiator, fitted carpet.

BEDROOM THREE 9'1 X 7'6 (2.77M X 2.29M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM FOUR 9'1 X 6'0 PLUS RECESS (2.77M X 1.83M PLUS RECESS)

UPVC double glazed window to front elevation, fitted cupboards, radiator, fitted carpet. This room lends itself to be a lovely single bedroom or office space.

SHOWER ROOM 11'2 X 4'8 (3.40M X 1.42M)

A modern shower room with walk in double shower and tiled surround, W.C, pedestal wash hand basin. UPVC double glazed windows to ... elevation, heated towel rail, electric water heater.

OUTSIDE

To to the front of the property is a driveway providing off road parking for two cars. A side alley leads to the side door of the property. Whilst to the rear of the property is a fully enclosed garden offering a high degree of privacy. The garden has been a much loved part of this beautiful home and is laid mainly to lawn with an area of chippings, perfect for alfresco dining. To the end of the garden is a useful garden shed as well as a greenhouse. The garden has a variety of shrubs and plants providing plenty of colour to this lovely level 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.