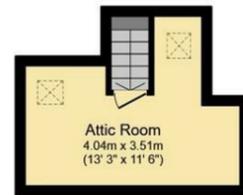




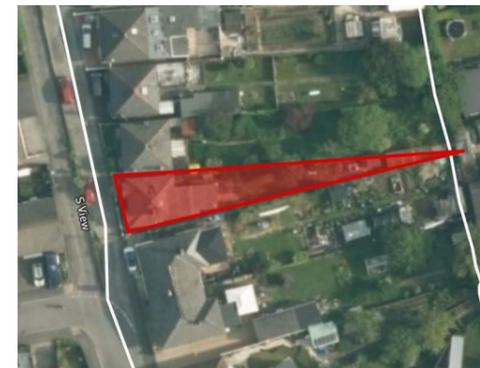
Ground Floor
Floor area 74.4 m² (801 sq.ft.)



First Floor
Floor area 12.2 m² (131 sq.ft.)

TOTAL: 86.6 m² (932 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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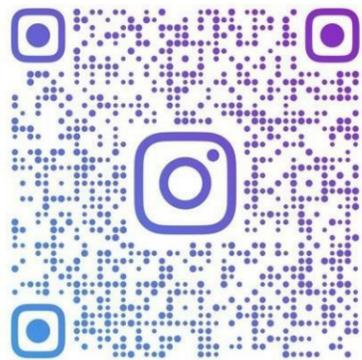
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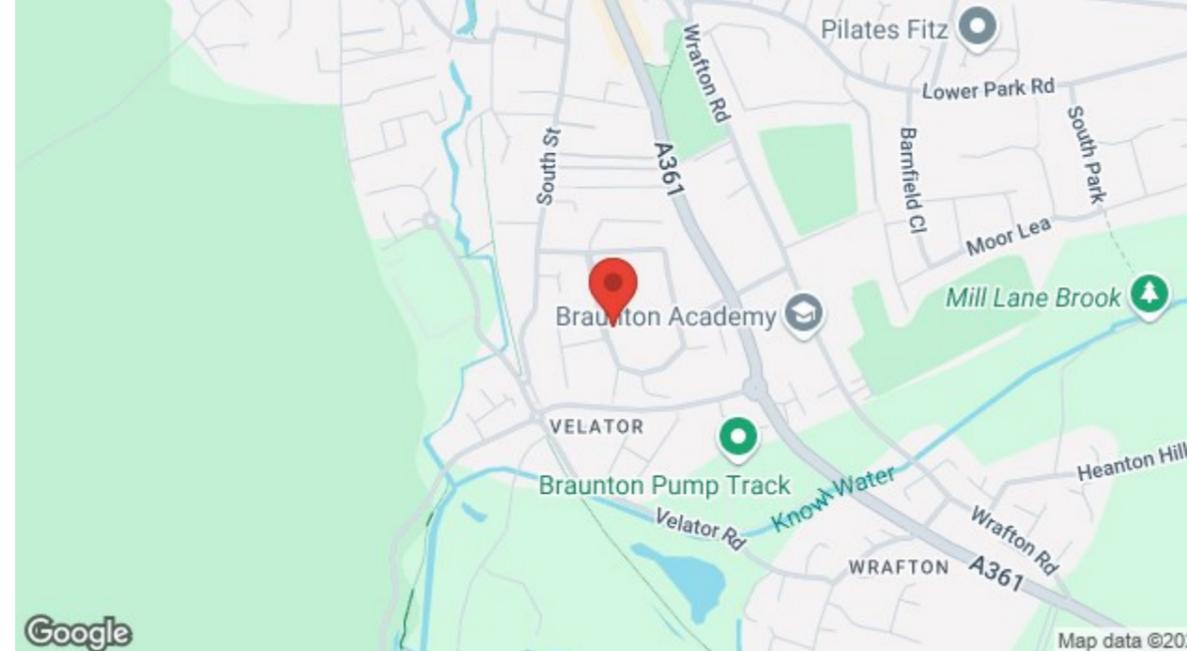
10 BARTON AVENUE, BRAUNTON, EX33 2BA

Chequers Estate Agents are pleased to offer this detached double fronted bungalow, situated within the highly desirable village of Branton, and a short stroll to all amenities and attractions it offers. Benefitting from private road parking, large south facing rear garden, along with spacious and flexible accommodation. No onward chain.

£195,000
BY AUCTION

CHEQUERSHOMESBARNSTAPLE

- DOUBLE FRONTED DETACHED BUNGALOW
- SOUGHT AFTER BRAUNTON LOCATION
- PRIVATE ROAD PARKING
- GOOD SIZED PLOT WITH MATURE SOUTH FACING GARDEN
- SHORT WALK TO VILLAGE CENTRE AND AMENITIES
- LOUNGE AND DINING ROOM
- FITTED KITCHEN AND UTILITY AREA
- SNUG / GARDEN ROOM
- TWO DOUBLE BEDROOMS PLUS LOFT ROOM
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer 10 Barton Avenue to the market for sale. This detached double fronted bungalow is situated within the highly desirable village of Braunton, and short stroll to a wide range of amenities and attractions. There is also easy access to an excellent bus service and award winning sandy beaches are only a short drive away. The bungalow is positioned on a private road, with pedestrian and vehicle access with space for residents to park. To the rear of the bungalow is a large south facing garden, with lawn and decked areas, along with some attractive mature trees, outbuilding and useful storage shed. There is also space down one side of the bungalow to extend into, subject to the normal consents being granted.

The accommodation itself comprises lounge, dining room, kitchen, rear lobby/utility area, snug / garden room, bathroom with four piece suite, two double bedrooms and a loft room with two velux windows, that could offer a variety of uses. The property would make a lovely permanent home, but could also appeal as an excellent investment, with excellent proven rental income. No onward chain.

ENTRANCE HALLWAY

Cloak space, wall mounted fuse box and electric meter, inner door to hallway

HALLWAY 9'01 X 3'01 (2.77M X 0.94M)

Radiator, fitted carpet, doors off to lounge and bedroom one

LOUNGE 14'05 X 10'04 (4.39M X 3.15M)

Box bay window, radiator, picture rail, fitted carpet, fireplace.

BEDROOM ONE 14'05 X 10'04 (4.39M X 3.15M)

Double glazed box bay window, radiator, picture rail, alcoved with fitted shelves.

BEDROOM TWO 10'0 X 9'01 (3.05M X 2.77M)

Double glazed window to rear aspect, radiator, fitted carpet.

DINING ROOM 10'11 X 9'07 (3.33M X 2.92M)

Double glazed window to side aspect, radiator, fitted cupboard housing gas fired boiler, understairs storage cupboard, stairs leading to loft room, fitted carpet.

KITCHEN 8'02 X 7'05 (2.49M X 2.26M)

Double glazed window to side aspect, range of fitted cupboards and drawers, sink, built in electric hob and double oven, space for american style fridge freezer, space and plumbing for dishwasher.

REAR HALLWAY / UTILITY AREA 14'04 X 3'08 (4.37M X 1.12M)

Windows to side aspect, door to side aspect and pathway, space for washing machine, cloak space.



BATHROOM 7'08 X 6'10 (2.34M X 2.08M)

Window to side aspect, suite comprising spa shower cubicle, corner bath, sink with cabinet below.

SNUG / GARDEN ROOM 8'09 X 11'02 (2.67M X 3.40M)

Triple aspect room windows to side aspect, patio doors leading to rear garden, flexible room offering a variety of uses.

ATTIC ROOM 11'6 X 13'3 (3.51M X 4.04M)

Door leading to staircase, door leading to storage cupboard, two velux windows, fitted carpet, would make a great hobby/play room, along with an excellent storage area.

OUTSIDE

To the front of the property are two gates providing pedestrian access to a pathway, leading to the main entrance door and a pathway with gate leading down one side of the bungalow. The property is situated on a private road, with parking to the front just for its residents. To the rear is a lovely mature garden, with areas of lawn and decked seating area. A decked pathway runs through the garden to the bottom of the plot. At the end of the garden are two storage sheds and useful outbuilding. The garden enjoys a south facing aspect and offers space for the property to be extended into, subject to the normal consents being granted.

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.

AGENTS NOTE

Auction Date: 21st November 12 noon.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!