



Total floor area 79.1 sq.m. (851 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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



1 EASTER STREET, BISHOPS TAWTON BARNSTAPLE, DEVON, EX32 0BL

Chequers Estate Agents are delighted to offer for sale this beautifully presented two bedroom characterful cottage in sought after village of Bishops Tawton. Benefiting from a low maintenance courtyard, off road parking for one car and the added attraction of no onward sales chain, this property is worthy of an internal inspection.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£260,000

- Character cottage
- Spacious lounge / dining room
- Two double bedrooms
- Inglenook fireplace with working wood burner
- Kitchen with various built in appliances
- Low maintenance courtyard
- Sought after village location close to schools, pub and bus route
- No onward sales chain



Chequers estate agents are delighted to offer for sale this beautifully presented two bedroom characterful cottage with off-road parking for one car in the desired and sought after village of Bishops Tawton.

The accommodation briefly comprises, a handy porch area with door leading to the spacious and cosy lounge/dining room with Inglenook fireplace with working wood burner in a stone surround. A handy study is also on the ground floor with door leading to the kitchen with built-in oven and hob and integrated fridge. Whilst to the first floor are two double bedrooms with glorious views towards open countryside and Tawstock Court, a modern shower room and a walk in linen cupboard. To the front of the property is off road parking for one car and a useful side passageway ideal for bike storage. Whilst to the rear of the property is a low maintenance courtyard which is fully enclosed and leads to a handy shed with power points and lighting.



Bishops Tawton is a popular and desired village with a great primary school, pub, church and a bus service to Barnstaple town centre. The village square is overlooked by the pretty thatched pub. The village also lies between Codden Hill and the beautiful Taw Valley where there are excellent walks. 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 and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

1 Easter Street has much character and charm and offers spacious accommodation throughout with many eye-catching character features. 1 Easter Street has the added attraction of being available to the market with no onward sale chain.

Book your appointment today by contacting the sole selling agent on 01271 379 314 to appreciate what this cottage has to offer.

PVCU DOUBLE GLAZED FRONT DOOR TO

ENTRANCE PORCH 3'8 X 3'0 (1.12M X 0.91M)

Doorbell, PVCU double glazed windows, tiled floor. Door to



LOUNGE/DINER 19'5 X 13'11 (5.92M X 4.24M)

A lovely room with a feature fireplace with a wood burning stove, stone hearth with exposed stone wall either side of the fireplace, TV point, power points, 3 radiators, walls lights, telephone point. Pine glazed double doors to study.

STUDY 8'3 X 7'3 (2.51M X 2.21M)

Double radiator, power points, oak effect laminate flooring, power points. PVCU double glazed door with cat flap to courtyard.

KITCHEN 11'2 X 6'8 (3.40M X 2.03M)

Attractively fitted with a range of matching base and wall mounted cupboards, contoured work surface with a built in 4 ring gas hob, electric oven and an extractor hood above sounds Integrated fridge included in the sale, space and plumbing for washing machine, belfast sink with mixer tap, tiled splashback, power points, ceramic tiled floor.

SIDE PASSAGEWAY

With power points, ceramic tiled floor, door to front, a useful area ideal for bike storage and for taking items through the house without going through the lounge-diner.

FIRST FLOOR LANDING

Power points, walk in linen cupboard, doors to

BEDROOM ONE 15'6 X 8'10 (4.72M X 2.69M)

A lovely inviting bedroom with fitted carpet, double radiator, power points, telephone point, UPVC double glazed window to front elevation with lovely open views across the village and countryside towards Tawstock Court in the distance.

BEDROOM TWO 10'8 X 9'11 (3.25M X 3.02M)

UPVC double glazed window to front elevation with open views cross the village and the local countryside towards Tawstock Court in the distance, fitted carpet, radiator, power points, access to loft.

SHOWER ROOM 7'6 X 5'10 (2.29M X 1.78M)

A white suite shower room with large walk in corner shower, low level W.C, pedestal wash hand basin, fitted heated electric towel rail, double radiator, exposed painted floorboards.

BOILER ROOM

Wall mounted condensing gas boiler, fitted linen shelving and storage area, smoke and co2 alarms fitted through out the cottage.

OUTSIDE

At the front of the property there is a brick parking area and graveled pot plant area with off road parking for one car. To the rear there is an fully enclosed walled courtyard, wood store included in the sale. socket for rotary clothes line, outside light, outside tap. The courtyard is a perfect spot for a table and chairs.

WORKSHOP 11'10 X 6'2 (3.61M X 1.88M)

Power points, light, fitted shelving. Space for Tumble Dryer and outside freezer.

AGENTS NOTES

Please note there is a flying freehold with separate insurance.