

OPEN 7  
DAYS A WEEK



43b Chestwood Close, Sticklepath,  
Barnstaple, Devon, EX31 2EH



## Overview

Currently in the course of construction and nearing completion is this detached, PVC double glazed and gas centrally heated 2 Bedroom bungalow with surrounding gardens and a parking facility. Pleasantly set in a quiet cul-de-sac affording easy level access into local amenities. A rare opportunity!

**£219,950** Freehold

**Bond Oxborough Phillips**

INDEPENDENT ESTATE AGENTS *The key to moving home*

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# 43b Chestwood Close, Sticklepath, Barnstaple, Devon, EX31 2EH

This is a rare opportunity to the market! A newly constructed bungalow nearing completion which will offer PVC double glazed and gas centrally heated accommodation which briefly comprises: open-plan Living area with Kitchen off, Ground Floor Bedroom and Bathroom whilst to the First Floor is a second Bedroom with an En-suite Shower Room. The property is surrounded by its own gardens along with a parking facility and is designed for ease of maintenance.

**SITUATION** Chestwood Close is situated in the popular Sticklepath area of Barnstaple within walking distance of local shops and amenities with a regular bus service running nearby giving access into Barnstaple Town Centre, the historic and regional centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular sandy beaches of Woolacombe, Croyde and Saunton are all within easy reach and the A361 / North Devon Link Road provides convenient access to the M5 motorway network and beyond.

**DIRECTIONS TO FIND** From Barnstaple Town Centre cross the River Taw via the Old Bridge proceeding straight through a set of traffic lights and bear right at the next roundabout. Proceed straight through another set of traffic lights passing Asda Superstore on your right hand side. Proceed straight across the large roundabout ascending a hill to the mini roundabout at the top where bear right. Continue, passing the Service Station on your right hand side, until you see a Convenience Store and Post Office on your right and turn immediately right thereafter. The road bears around to your left being Chestwood Avenue and turn right into Chestwood Close where the subject property is situated on your left hand side identified by a For Sale board.

The accommodation comprises (all measurements are approximate):

**Open Plan Living/Kitchen** - 16'10" x 14'7" (5.13m x 4.45m)

Double glazed entrance door with adjacent courtesy lighting. PVC double glazed window to front elevation. 2 PVC double glazed doors to exterior. Understairs storage cupboard. Staircase to first floor landing. Kitchen area fitted with a range of units comprising inset sink unit with mixer tap with cupboards under, a range of matching units with woodblock work surfaces over. Matching wall units with concealed lighting under, splashbacks fitted oven and hob with extractor over. Fitted dishwasher and washing machine. TV aerial point. Downlighting. Engineered oak flooring.

**Shower Room** - 5'3" x 7'8" (1.6m x 2.34m)

PVC double glazed window to front elevation. To be fitted with shower, WC and washbasin. Downlighting. Tiled splashbacks. Extractor fan. Electric shaver point. Tiled floor.

**Bedroom** - 8'6" x 12'5" (2.6m x 3.78m)

PVC double glazed window to rear elevation. Tv aerial point. Fitted carpet.

**First Floor Landing** - Access to eaves storage. Cupboard housing gas 124 fired boiler serving domestic hot water and central heating systems.

**Bedroom 1** - 13'4" (4.06) x 9'11" (3.02) Restricted head heights in parts.

Velux window to front elevation. TV aerial point. Fitted carpet.

**En-suite** - 5' x 7'7" (1.52m x 2.3m)

With bath, WC and wash basin. Tiled splash backs. Downlighting. Extractor fan. Tiled floor.

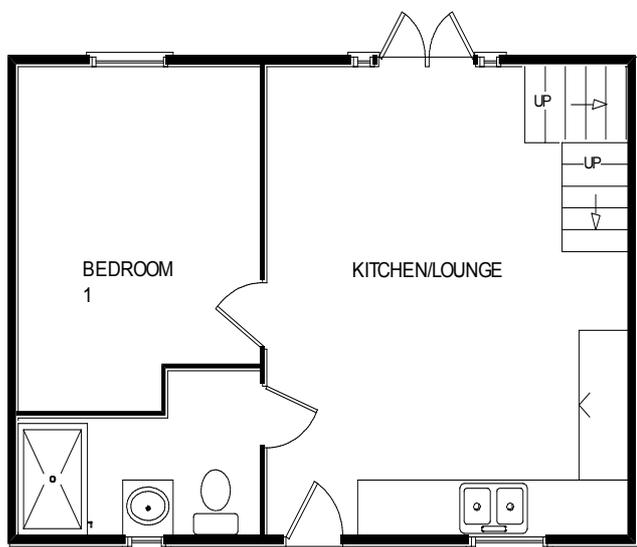
**Outside** - Off road tarmac parking area. Paved and gravelled area and a decking area.

On the front elevation of the property are solar panels. Further details are available from the selling agents.

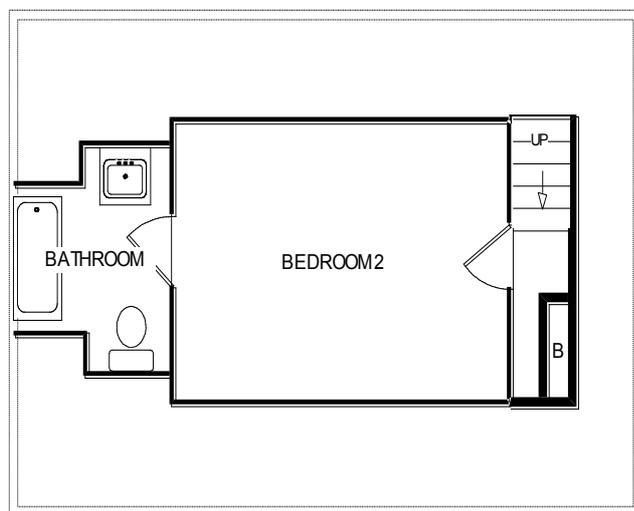
**Council Band – TBA**  
**Energy Rating – TBA**

**Agents Note**

Bond Oxborough Phillips have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



GROUND FLOOR



FIRST FLOOR

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