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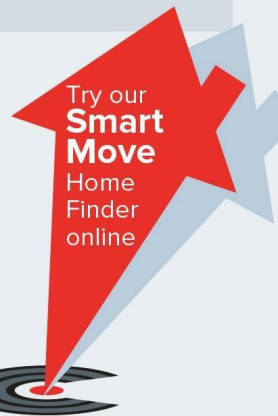
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**1 SUNNY BANK, BARNSTAPLE, DEVON, EX32 8LD**

Chequers Estate Agents present this three bedroom end terrace property to the market in the convenient location of Sunnybank. The property has the added attraction of a garage. On road parking.

**£205,000**

- A SPACIOUS END TERRACE THREE BEDROOM PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ONE BEDROOM ANNEXE
- SPACIOUS THROUGHOUT
- COURTYARD GARDEN
- SINGLE GARAGE
- WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- CLOSE TO AMENITIES AND FACILITIES
- IN NEED OF UPDATING



Offered to the market is this end-terraced property situated in Sunny Bank within easy walking distance of Barnstaple Town Centre as well as amenities and facilities. The property offers spacious accommodation throughout and has the added attraction of a double garage - a rarity in this location. Overall, the property has lots of potential to make it your own and the accommodation briefly comprises: entrance hall, lounge, dining Room, kitchen, shower room and rear porch which is all on the ground floor whilst the first floor offers 2 bedrooms and with the second floor offering an attic room with en-suite. The one bedroom annexe has a large kitchen, a bedroom with en-suite facilities and a conservatory with access to the sun terrace. The property is in need of some modernisation.



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. Barnstaple Train Station is also within a short walk or drive.



#### ENTRANCE PORCH

Door to Hallway, tiled flooring.

#### ENTRANCE HALLWAY

Stairs to first floor landing, fitted carpet.

#### LOUNGE 11' 9" X 9' 8" (3.35M 2.74M X 2.74M 2.44M)

A dual aspect room with windows to side and front elevations, gas fire, fitted carpet.

#### DINING ROOM 11' 5" X 10' 9" (3.35M 1.52M X 3.05M 2.74M)

Window to front elevation, gas fire with mantle over, fitted carpet.

#### KITCHEN 8' 0" X 7' 9" (2.44M 0.00M X 2.13M 2.74M)

A fitted kitchen with single bowl stainless sink inset into work surface with cupboards below. Further matching cupboards, space for upright fridge / freezer and cooker, tiled flooring, internal window to rear porch.

#### SHOWER ROOM

Wash hand basin, WC and single shower enclosure. Radiator, wall mounted boiler, tiled flooring.



#### REAR PORCH

Access to Annexe, space for washing machine.

#### FIRST FLOOR LANDING

Stairs to second floor, window to rear elevation.

#### BEDROOM ONE 14' 8" X 9' 9" (4.27M 2.44M X 2.74M 2.74M)

A dual aspect room with windows to front and side elevations, feature fireplace, built-in bedroom furniture, fitted carpet.

#### BEDROOM TWO 10' 6" X 9' 1" (3.05M 1.83M X 2.74M 0.30M)

A dual aspect room, feature fireplace, fitted carpet.

#### SECOND FLOOR LANDING

#### ATTIC ROOM 14' 7" X 10' 4" (4.27M 2.13M X 3.05M 1.22M)

Vanity wash hand basin with cupboards below, single shower enclosure and WC. Open wardrobe storage, fitted carpet.

#### ANNEXE

#### KITCHEN 14' 3" X 12' 0" (4.27M 0.91M X 3.66M 0.00M)

Sink unit inset into work surface.

#### BEDROOM 14' 0" X 9' 8" (4.27M 0.00M X 2.74M 2.44M)

Window to front elevation, laminate flooring.

#### SUN ROOM 8' 6" X 7' 0" (2.44M 1.83M X 2.13M 0.00M)

Door to rooftop garden, which is the perfect space to enjoy the views.

#### ROOF TOP GARDEN

With lovely views in the distance over Barnstaple.

#### GARDEN

To the rear of the property is a patio with plenty of space for flower pots and borders. The garden is fully enclosed and is low maintenance.

#### GARAGE 21' 5" X 15' 5" (6.40M 1.52M X 4.57M 1.52M)

Up and over door.

Council tax band 'C'.

#### 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.