

Total floor area 101.5 sq.m. (1,092 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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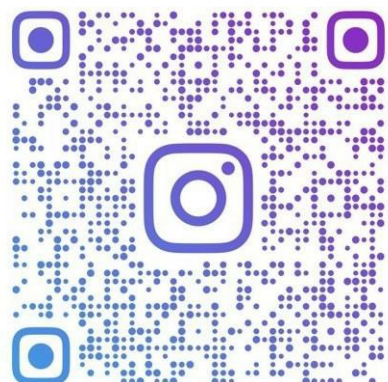
Smart Move

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84 NEWPORT ROAD, BARNSTAPLE, DEVON, EX32 9BE

Chequers Estate Agents are delighted to offer for sale this three bedroom property in the heart of Newport. The property benefits from a fully enclosed garden and is within close proximity of amenities and facilities as well as Rock Park.

£220,000

CHEQUERSHOMESBARNSTAPLE

- Three Bedroom property in the heart of Newport
- Kitchen / Dining Room
- Cosy living room with feature fireplace
- Garden room which overlooks the rear sunny garden
- Three bedroom
- Close to amenities and facilities
- Walking distance to Barnstaple town centre
- A perfect property where you can add your own stamp
- Sought after location



Being situated in the convenient location of Newport this is a spacious 3-bedroom terraced cottage with the benefit of an enclosed, sunny aspect rear garden and gas fired central heating. The property briefly comprises entrance porch, a light and spacious kitchen/dining room with 2 walk-in box bay windows to front and stairs to first floor. An inner hall opens to the sitting room with exposed beams, door to rear garden and dual aspect windows, feature fireplace and opening through to study/garden room with French doors to the rear garden.

On the first floor is a large landing giving access to the 3 bedrooms with bedroom 1 having a window to the side and a pretty feature fireplace. Bedrooms 2 and 3 overlook the front. The large bathroom has a 3-piece white suite as well as a separate cloakroom with 2-piece white suite comprising wash handbasin and low level w.c.

Outside, to the rear is a fully enclosed tiered garden with patio area, ideal for outdoor dining, and steps up to a lawned area with mature shrubs and trees.

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.

Council tax band 'C'

ENTRANCE PORCH

Fitted carpet.

KITCHEN / DINING ROOM 15'8 X 15' (4.78M X 4.57M)

A spacious kitchen dining room. A modern fitted kitchen with inset stainless steel sink set into work surface with cupboard space below. Further matching wall cabinets and drawers. Integrated single oven with extractor fan above and four ring gas hob. Space and plumbing for washing machine and space for dishwasher. Further space for dining table, radiator, tiled flooring, stairs to first floor landing. Wooden double glazed sash windows to front elevation.

HALLWAY

A perfect place for shoes and coats, radiator, laminate flooring.

LIVING ROOM 16'2 X 10'5 (4.93M X 3.18M)

A dual aspect living room with UPVC double glazed windows to side elevations and giving access to the garden. Feature fireplace making a lovely focal point to this room, exposed beams, radiator, laminate flooring, velux sky light.



GARDEN ROOM 13'9 X 6'6 (4.19M X 1.98M)

UPVC double glazed patio doors, giving access to the rear garden, radiator, laminate flooring.

FIRST FLOOR LANDING

A spacious landing area, radiator, fitted carpet. Wall mounted boiler supplying a central heating system.

BEDROOM ONE 12'06 X 9'9 (3.81M X 2.97M)

UPVC double glazed window to side elevation. A spacious double bedroom with feature fireplace, radiator, fitted carpet.

BEDROOM TWO 10'5 X 9'2 (3.18M X 2.79M)

Wooden double glazed sash window to front elevation, radiator, fitted carpet.

BEDROOM THREE 12'05 X 6'7 (3.78M X 2.01M)

Wooden double glazed sash window to front elevation, radiator, fitted carpet.

CLOAKROOM 5'0 X 4'4 (1.52M X 1.32M)

UPVC double glazed opaque window to rear elevation, W.C, pedestal wash hand basin, fitted carpet.

BATHROOM 13'9 X 7'1 (4.19M X 2.16M)

UPVC double glazed opaque window to rear elevation. A modern bathroom with panelled bath with shower over, W.C, pedestal wash hand basin, extensive tiling, handy fitted cupboard space, radiator, tiled flooring.

OUTSIDE

To the rear of the property is a fully enclosed garden which has been designed for easy maintenance. The garden is laid to patio, providing a perfect area for a table and chairs. Steps leads to a paved garden area and useful outside shed.

DIRECTIONS

From our office in Boutport Street head out of town, turning left at the first roundabout and immediately moving into the right hand lane. At the next roundabout continue straight ahead and keeping in the right hand lane. At the next roundabout turn right into Victoria Road and continue until the road bears right, here take the left hand turning into Newport Road and number 84 Newport Road will be found on the right hand side opposite the church, and just after the turning on the left into Gloster Road.

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.