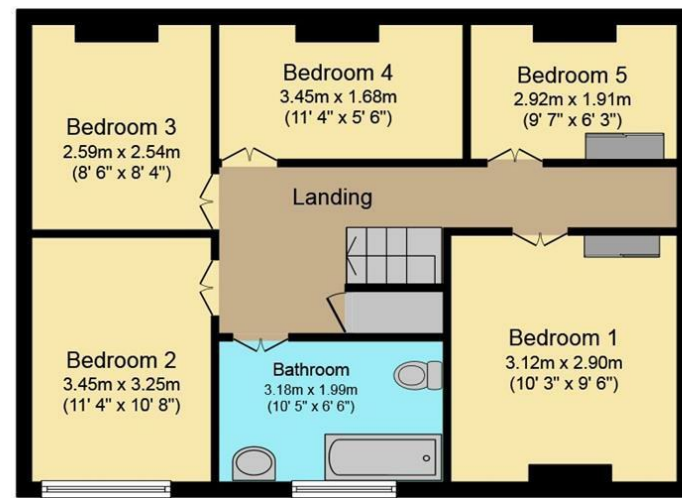


**Ground Floor**



**First Floor**



Total floor area 117.7 sq.m. (1,267 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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**51 LETHABY ROAD, BARNSTAPLE, EX32 7HQ**

A 5 bedroom semi detached house benefiting from gas radiator central heating and UPVC double glazed windows and doors. The property is in close proximity to Barnstaple town centre and local schools and facilities, with the added attraction of off road parking and a garage.

**£254,000**

CHEQUERSHOMESBARNSTAPLE



- A spacious family home
- Large lounge/diner
- Off road parking with a integral garage
- Five bedrooms
- Spacious fully enclosed garden
- No onward chain
- Close to town centre
- In need of updating



Chequers Estate Agents of Barnstaple are delighted to offer for sale 51 Lethaby Road, a 5 bedroom semi detached house with an enclosed back garden, off road parking and a single garage which includes a utility area.

No. 51 Lethaby Road has accommodation arranged on two floors and benefits from gas radiator central heating and UPVC double glazed windows and doors. The property features a modern fitted kitchen with built in sink. The dual aspect lounge-dining room is a great size room and has a feature fire place making a lovely focal point.

The Lethaby Road address is a popular and most convenient one being within a mile of Barnstaple town centre. Barnstaple is the regional centre for North Devon and has a wide choice of shopping and leisure facilities as well as a train and bus station. Within easy reach of Lethaby Road is a shop, children's play park and school.

If you are seeking a 5 bedroom semi detached house close to town and would like to find a home with a garden, then the availability of 51 Lethaby Road may well be of interest and should be added to your viewing list.

Council tax band 'A'

#### **ENTRANCE HALL**

Single radiator, doors off the hallway to the lounge, kitchen and cloakroom, stairs leading the first floor, laminate wood flooring.

#### **LOUNGE / DINER 19'3 X 11'4 (5.87M X 3.45M )**

A dual aspect spacious room with fitted carpet, power points, gas wall heater, TV point, serving hatch to kitchen.

#### **KITCHEN 8'6 X 8'4 (2.59M X 2.54M)**

Fitted with a base and wall mounted cupboards, contoured work surface with a single drainer sink unit with white splashback tiles. Double glazed door leading to the garden. Single radiator, open understairs storage space with shelving and coat hangers.

#### **DOWNSTAIRS W.C**

W.C, double glazed window, laminate flooring.



#### **BEDROOM ONE 10'3 X 9'6 (3.12M X 2.90M )**

Double bedroom with fitted carpet, double radiator, power points and double glazed window.

#### **BEDROOM TWO 11'4 X 10'8 (3.45M X 3.25M)**

Double bedroom with fitted carpets, double radiator, integrated wardrobe, power points and double glazed window.

#### **BEDROOM THREE 8'6 X 8'4 (2.59M X 2.54M )**

Double bedroom with fitted carpet, double radiator, power points and double glazed window.

#### **BEDROOM FOUR 11'4 X 5'6 (3.45M X 1.68M )**

Single bedroom with fitted carpet, double radiator, power points and double glazed window.

#### **BEDROOM FIVE 9'7 X 6'3 (2.92M X 1.91M )**

Single bedroom with fitted carpet, double radiator, fitted wardrobe, power points and double glazed window.

#### **BATHROOM 10'5 X 6'6 (3.18M X 1.98M )**

Bath with shower over, toilet, hand wash basin and fitted carpet.

#### **OUTSIDE**

To the front of the property is a double gate which leads onto the driveway in front of the garage and a grass front garden. To the rear of the property is a spacious enclosed garden and a door at the back of the property which leads to the utility area.

#### **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.