



**Floor Plan**

Total floor area 42.1 sq.m. (453 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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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
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**1 ALEXANDRA COURT, ALEXANDRA ROAD  
BARNSTAPLE, EX32 8AZ**

A purpose built two bedroom ground floor apartment offered to the market with no onward sale chain. Walking distance to Barnstaple town centre's amenities. Exclusively to those aged 55 and over. Residents parking and communal facilities.

**£115,000**

CHEQUERSHOMESBARNSTAPLE



- Ground floor two bedroom flat
- Communal parking
- Over 55's development
- Spacious and light accommodation
- Close to town centre
- On-site laundry and social room
- No onward chain



Chequers Estate Agents of Barnstaple are delighted to offer For Sale No. 1 Alexandra Court.

There are attractive communal gardens and residents car parking as well as an on-site laundry and social room. The site has a resident estate manager.

Flat 1 Alexandra Court is a spacious and well presented two bedroom ground floor apartment. The apartment is light and airy throughout. You are welcomed into a hallway with level access to all of the internal rooms. The accommodation then comprises: a attractively fitted kitchen with a fitted cupboards and a fitted electric hob and oven, a cosy living room, a double bedroom with fitted cupboard and a further bedroom/dining room. In all No 1 Alexandra Court is available to the market and is a turn the key opportunity to just move in and live.

To arrange to view please call Chequers Estate Agents of Barnstaple the vendors sole agents on 01271 379314.

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.

#### HALLWAY

A spacious and welcoming entrance hallway with level access to all internal rooms. Electric heater, telephone point, fitted carpet.

#### KITCHEN

A fitted kitchen with drawers and base cupboards, Further matching wall cabinets, inset stainless steel single bowl sink set into worksurface with cupboard space below. Space for cooker, fridge/freezer, as well as space and plumbing for washing machine.

#### BATHROOM

A modern three-piece white suite comprising shower cubicle, and a tiled surround with WC and pedestal wash hand basin. Heated towel rail, vinyl flooring. UPVC double glazed opaque window.

#### LOUNGE

A cosy lounge with UPVC double glazed window to front elevation. TV point, electric heater, fitted carpet.

#### BEDROOM / DINING ROOM

Currently used as a dining room but this room also has the opportunity to become a second bedroom. Electric heater, UPVC double glazed window, fitted carpet.

#### 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.

#### AGENTS NOTES

Monthly Maintenance Charge is £165 per month until April 2025.  
There are 66 years remaining on the lease