



Floor Plan

Total floor area 53.8 sq.m. (579 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**55 WESTACOTT MEADOW,
BARNSTAPLE, EX32 8QX**

Chequers Estate Agents are delighted to present to the market this spacious two bedroom ground floor apartment in the highly sought after location of Westacott. The property is well presented throughout and has the added attraction of communal parking and gardens.

£167,500

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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- TWO BEDROOM GROUND FLOOR APARTMENT
- WELCOMING ENTRANCE HALLWAY WITH USEFUL CLOAKROOM
- FITTED KITCHEN WITH AMPLE CUPBOARD SPACE
- COSY LOUNGE / DINER
- TWO BEDROOMS AND A FAMILY BATHROOM
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- SOUGHT AFTER LOCATION OF WESTACOTT
- COMMUNAL PARKING AND GARDEN
- CLOSE TO AMENITIES AND FACILITIES
- A PERFECT FIRST TIME BUY OR INVESTMENT



Chequers Estate Agents welcomes you to view this well presented two bedroom ground floor apartment in the sought after area of Westacott. Positioned within one of Barnstaple's more popular areas with an abundance of amenities nearby, this property is the perfect first time purchase or buy to let opportunity.

The accommodation briefly comprises, a door giving access to the communal hallway which leads to the apartments front door. Upon entering you are welcomed into an entrance porch with hanging rails and useful storage cupboard. The hallway provides level access to all internal rooms. There is a fitted kitchen with ample cupboard space, a light and airy living room, two bedrooms and a modern family bathroom as well as a separate cloakroom. To the front of the property is communal parking on a first come first serve basis, whilst to the rear is a communal garden which is available to everyone to use and is laid to lawn.

Westacott Meadow is a popular location with a great primary school, play park, and other useful local amenities with a bus service to Barnstaple Town Centre. 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 and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway providing level access to all internal rooms. Useful storage cupboard, radiator, fitted carpet.

CLOAKROOM 6'01 X 3'11 (1.85M X 1.19M)

UPVC double glazed window to rear elevation, WC and wash hand basin, radiator.



KITCHEN 12'04 X 6'01 (3.76M X 1.85M)

A modern fitted kitchen with plenty of cupboard space. Further matching wall cabinets and drawers. Inset stainless steel sink inset into work surface with cupboard space below. Integrated single oven with four ring gas hob and extractor above. Space and plumbing for washing machine and space for fridge / freezer. Wall mounted boiler supplying the central heating system, radiator, laminate flooring. UPVC double glazed window to rear elevation overlooking the communal garden.

LOUNGE / DINER 15'0 X 10'04 (4.57M X 3.15M)

A cosy living room with UPVC double glazed bay window to front elevation. Space for dining table, radiator, fitted carpet.

BEDROOM ONE 11'18 X 8'10 (3.35M X 2.69M)

A spacious double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM TWO 11'07 X 6'09 (3.53M X 2.06M)

A light and bright bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.

BATHROOM 6'04 X 6'0 (1.93M X 1.83M)

A modern three piece white suite comprising paneled bath with shower over in a tiled surround, WC and pedestal wash hand basin. Heated towel rail, extractor fan, radiator.

OUTSIDE

To the front of the property is communal parking whilst to the rear is a communal garden laid to lawn.

VIEWING ARRANGEMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

AGENTS NOTES

55 Westacott Meadow is Leasehold on an 125 Year Leas. 105 Years Remaining

Service Charge: £1120.80

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.

