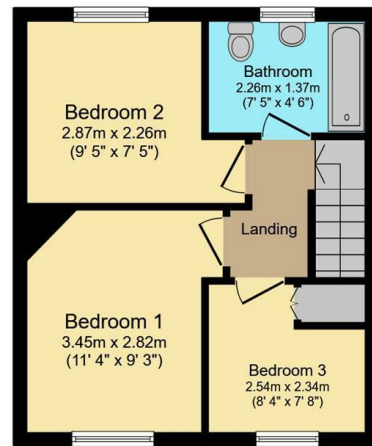


Ground Floor  
Floor area 39.4 m<sup>2</sup> (424 sq.ft.)



First Floor  
Floor area 34.5 m<sup>2</sup> (372 sq.ft.)

TOTAL: 73.9 m<sup>2</sup> (796 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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### 63 FAIR VIEW, BARNSTAPLE, EX31 1JR

Chequers Estate Agents welcomes you to view this delightful three bedroom mid-terrace property in a highly sought after and convenient location on the outskirts of Pilton.

**£237,500**



- NO ONWARD SALES CHAIN
- MID TERRACE THREE BEDROOM PROPERTY SOUGHT-AFTER LOCATION
- KITCHEN / DINER WITH SEPARATE COSY LIVING ROOM
- THREE BEDROOMS AND A MODERN SHOWER ROOM
- FULLY ENCLOSED GARDEN
- CLOSE TO BARNSTAPLE TOWN CENTRE
- A PERFECT OPPORTUNITY TO ADD YOUR OWN STAMP
- ATTENTION FIRST TIME BUYERS AND GROWING FAMILIES
- CLOSE TO AMENITIES AND FACILITIES
- CALL NOW TO ARRANGE YOUR VIEWING ON 01271 379 314



Chequers Estate Agents invite you to view this spacious three bedroom mid-terrace property in a highly sought after and convenient location. Fair View is a fantastic location for first time buyers, growing families or those wanting to be within level walking distance to Barnstaple Town Centre. Being located on the outskirts of Pilton, this property also benefits from a very short walk to a number of highly regarded schools, a hospital and further amenities and facilities. This mid-terrace property has been a much loved home and benefits from a downstairs cloakroom, garden as well as the potential to create off road parking to the rear depending on necessary permissions.

This property offers an inviting entrance hall leading to spacious living room with window overlooking the front garden. The living room leads into a light and well equipped kitchen / diner, being the perfect space to enjoy home cooked meals with family and friends and overlooks the rear garden. The rear hallway is complimented with a convenient cloakroom and utility area with door leading to the rear garden.



On the first floor, you will find two generous double bedrooms with built-in storage and pleasant views over the front and rear elevation and a smaller single third bedroom. The modern bathroom comprises a paneled bath with shower over, WC, wash hand basin.

Outside, to the front of the property is a low maintenance patio area being the perfect space for potted plants. The rear garden boasts a sizable patio area ideal for outdoor dining and entertaining. The garden is laid mainly to lawn and is the perfect opportunity to landscape the garden how you wish.



This property also boasts gas central heating, UPVC double glazing, and a rear garden, all presenting an excellent opportunity for first-time buyers, growing families or investors seeking a comfortable home in Pilton. Do not hesitate to contact us to arrange a viewing to appreciate what this property has to offer.

Council tax band 'B'  
EPC rating 'C'

Pilton is one of the oldest boroughs in England with a historic Church that dates back to at least the 11th Century, bordering open countryside and the market town of Barnstaple. Pilton hosts its own primary and secondary schools and many local amenities. North Devon Hospital is in close proximity, within West Pilton parish. Pilton Causeway links the village of Pilton to Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to the M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey.



#### ENTRANCE HALLWAY

An inviting entrance hallway with stairs to first floor landing, radiator, laminate flooring.

#### LIVING ROOM 13'9X11'6 (4.19MX3.51M)

A spacious and light living room with UPVC double glazed window to front elevation, feature fireplace, fitted cupboards and under stairs storage, radiator, laminate flooring.

#### KITCHEN / DINER 17'6 X 7'4 (5.33M X 2.24M)

An attractively fitted kitchen with plenty of base units, further matching wall cabinets and drawers, inset 1 1/2 bowl sink set into work surface with cupboard space below. Space and plumbing for washing machine, space for cooker and under counter fridge, cupboard housing the gas fire combination boiler, fitted breakfast bar and space for small table. Radiator, laminate flooring, UPVC double glazed window overlooking the rear garden.

#### REAR PORCH 4'8X 5'5 (1.42MX 1.65M)

Access to loft space, radiator, laminate flooring.

#### CLOAKROOM 5'4X 2'2 (1.63MX 0.66M)

A useful ground floor cloakroom with WC and sink in a fully tiled surround, tiled flooring, UPVC double glazed opaque window to rear elevation.

#### FIRST FLOOR LANDING

Access to the loft space, fitted carpet.

#### BEDROOM ONE 11'4X 9'3 (3.45MX 2.82M)

UPVC double glazed window to front elevation. A spacious double bedroom, radiator, laminate flooring.

#### BEDROOM TWO 9'5 X 7'5 (2.87M X 2.26M)

A double bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, laminate flooring.

#### BEDROOM THREE 7'8X 4'2 (2.34MX 1.27M)

A single bedroom or perfect office with UPVC double glazed window to front elevation, fitted cupboard space, radiator, laminate flooring.

#### BATHROOM 7'5 X 4'6 (2.26M X 1.37M)

A modern 3 piece white suite composing panelled bath in a fully tiled surround with shower above, WC, pedestal wash hand basin, extensive tiling, heated towel rail, tiled floor UPVC double glazed opaque window to rear elevation.

#### OUTSIDE

To the front of the property is a low maintenance area, perfect for potted plants. To the rear of the property is a garden laid to lawn with a patio area. The garden is in need of work however is the perfect opportunity to make your own.

#### 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.