



TOTAL: 76.7 sq.m. (826 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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Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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W: chequershomes.co.uk



**3 ALMA TERRACE BARBICAN ROAD,
BARNSTAPLE, EX32 9HW**

Chequers Estate Agents welcomes you to 3 Alma Terrace; a fantastic three bedroom mid-terrace property with a wonderful south facing garden and open plan living area in a convenient location near to Barnstaple Town Centre. Viewing is strongly advised to see what this super family home has to offer.

£225,000

- THREE BEDROOM MID-TERRACED HOME
- FANTASTIC SOUTH FACING REAR GARDEN
- LIGHT AND ATTRACTIVE OPEN PLAN LIVING SPACE
- MODERN BATHROOM
- PERMIT PARKING
- ENTRANCE PORCH AND HALLWAY
- WALKING DISTANCE TO ROCK PARK, CLOSE TO AMENITIES
- FIRST TIME BUYERS / FAMILY HOME
- AN OPPORTUNITY NOT TO BE MISSED
- CONTACT US TODAY TO ARRANGE A VIEWING ON 01271 379314



If you are looking to start out on your property journey, look no further than this wonderful family home; if you are looking for an investment, this property gives you an opportunity not to be missed; if you are looking to move nearer amenities and have a family home with a fantastic south facing garden, then look no further!

3 Alma Terrace, Barbican Road offers super open plan living / dining space which leads through to a fitted kitchen with views over the sunny rear garden. On the ground floor you will also find steps leading from the kitchen to a useful utility space and modern downstairs bathroom. The back door leads to a private patio area and larger than average walled garden, perfect for pets to potter and children to play. There is also a very useful garden shed. On the first floor you will find three bedrooms, two large doubles and a good sized single, with a large light landing with access to the loft.

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.

ENTRANCE HALLWAY

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

KITCHEN 11.70 X 7.48 (3.35M.21.34M X 2.13M.14.63M)

A modern and attractively fitted kitchen with ample base cabinets. Further matching wall cabinet and drawers. Inset 1 1/2 bowl sink set into work surface with cupboard space below. Further space for single oven, under counter fridge/freezer. Wall mounted boiler supplying the central heating system, plenty of preparation space. UPVC double glazed window overlooking the rear garden, large hatch to lounge / diner, laminate flooring.



LOUNGE / DINER 12.16 X 17.86 (3.66M.4.88M X 5.18M.26.21M)

A light and bright living space with feature fireplace making a beautiful feature to this room, radiator, laminate flooring. UPVC double glazed window to front elevation.

REAR LOBBY

Space for coats and shoes and access to the garden. Useful under stairs cupboard space at the top of the steps leading down to the rear lobby.

UTILITY

A useful utility space in the rear lobby with plumbing for washing machine and space for tumble dryer and upright fridge/freezer. UPVC double glazed door to garden, vinyl flooring.

BATHROOM 7.81 X 5.5 (2.13M.24.69M X 1.52M.1.52M)

A modern white suite comprising paneled bath with shower over in a tiled surround, WC and pedestal wash hand basin, vinyl flooring. UPVC double glazed window to rear elevation.

FIRST FLOOR LANDING

UPVC double glazed window with pleasant views over the garden. Access to loft, fitted carpet.

BEDROOM ONE 11.01 X 12.11 (3.35M.0.30M X 3.66M.3.35M)

A spacious double bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM TWO 9.04 X 13.22 (2.74M.1.22M X 3.96M.6.71M)

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

BEDROOM THREE 6.97 X 9.88 (1.83M.29.57M X 2.74M.26.82M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

OUTSIDE

To the front of the property is a small front forecourt which is the perfect space for potted plants and to store bins. Whilst to the rear of the property is a fully enclosed south facing garden, incorporating a patio, perfect for alfresco dining and entertaining family and friends. The fully walled garden is laid mainly to lawn and is the perfect private space for children to play and pets to potter. There is a useful shed for storing garden equipment.

AGENTS 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.