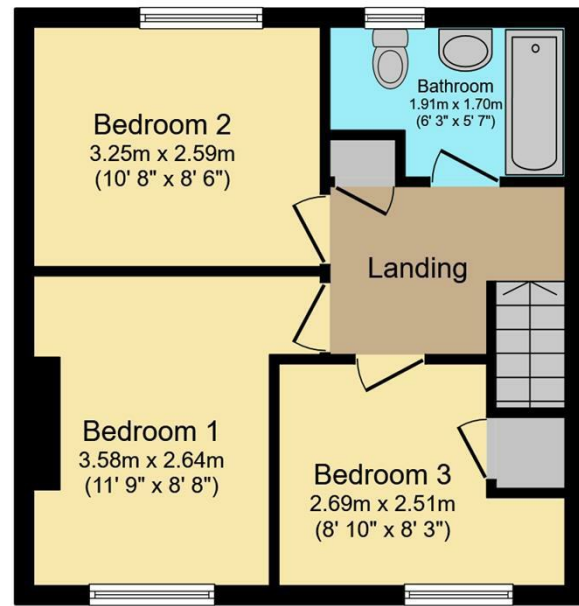


Ground Floor
Floor area 38.2 sq.m. (411 sq.ft.)



First Floor
Floor area 38.1 sq.m. (410 sq.ft.)

TOTAL: 76.3 sq.m. (821 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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12 VICTORIA CLOSE, BARNSTAPLE, EX32 9HX

Chequers Estate Agent are proud to offer for sale this spacious three bedroom mid-terrace property conveniently situated in the heart of the highly sought-after location of Newport. The property has been a much loved family home and benefits from off road parking and a fully enclosed garden.

**OFFERS IN EXCESS
OF £220,000**

CHEQUERSHOMESBARNSTAPLE

- A PERFECT FAMILY HOME
- KITCHEN WITH AMPLE CUPBOARD SPACE
- SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA
- THREE BEDROOMS AND FAMILY BATHROOM
- FULLY ENCLOSED GARDEN
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR AT LEAST ONE CAR
- CONVENIENT LOCATION CLOSE TO AMENITIES AND FACILITIES
- WALKING DISTANCE TO ROCK PARK AND BARNSTAPLE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- A MUST VIEW!



This spacious three bedroom property has the perfect balance of welcoming living space and functionality. The property has been a much loved home by the current vendors and Chequers Estate Agents, the sole selling agents, recommend an internal inspection to appreciate what this property has to offer.

The accommodation briefly comprises: a welcoming and spacious entrance hallway allowing level access to the ground floor rooms. There are two separate reception rooms, both linking to the kitchen, allowing great flexibility of use. The main reception room has a cosy feel with feature fireplace. The kitchen has ample cupboard space and a window and door which allows access to the rear garden. Upstairs are three bedrooms and a family bathroom. The two main bedrooms are comfortable double bedrooms whilst the third is a perfect single bedroom or office space.



To the front of the property is a driveway laid to chippings providing off road parking for at least one car. A pathway leads to the front door. To the rear of the property is a full enclosed garden which has been designed for ease of maintenance. The garden is the perfect pace for potted plants and to enjoy time with family and friends.

Overall, this truly is a lovely home that gives the opportunity to add your own stamp as an internal inspection will reveal.

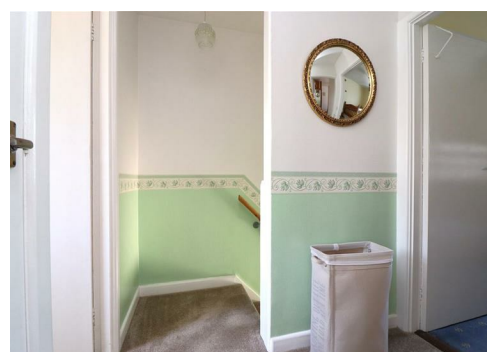
Council tax band 'B'
EPC rating 'D'

SITUATION

Victoria close, being a cul-de-sac, is a quiet and peaceful location with all of the benefits of being close to the town centre. Rock Park is walking distance with excellent leisure space and play facilities, with the footbridge connecting to the Tarka Leisure and Tennis Centre. There are several good primary and secondary schools within walking distance with bus/ walking routes to Petroc College in nearby Sticklepath. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

ENTRANCE HALLWAY

A welcoming and inviting entrance hallway with stairs to first floor landing. Useful understairs storage, space for coats and shoes, radiator, fitted carpet.



KITCHEN 10'06 X 9'01 MAX (3.20M X 2.77M MAX)

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard space below. Space for oven, fridge freezer and space and plumbing for washing machine. Plenty of preparation space, extensive tiling, vinyl flooring, PVC double glazed window to front and rear elevation overlooking the garden, radiator, fitted carpet. Feature gas fire with gas boiler making a lovely focal point to the room.

LOUNGE / DINER 20'10 X 11'10 MAX (6.35M X 3.61M MAX)

A dual aspect reception room with UPVC double glazed window to front and rear elevation overlooking the garden. Radiator, fitted carpet, feature gas fire with back boiler making a lovely focal point to the room.

FIRST FLOOR LANDING

Access to the 3 bedrooms and family bathroom. Useful airing cupboard housing the hot water tank, access to the loft, fitted carpet.

BEDROOM ONE 11'9 X 8'8 (3.58M X 2.64M)

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

BEDROOM TWO 10'8 X 8'6 (3.25M X 2.59M)

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM THREE 8'10 X 8'03 MAX (2.69M X 2.51M MAX)

A single bedroom with UPVC double glazed window to front elevation. Useful overstairs storage, radiator, fitted carpet.

BATHROOM 6'03 X 5'07 MAX (1.91M X 1.70M MAX)

A 3 piece suite comprising panelled bath in a tiled surround with shower over. W.C, pedestal wash hand basin, extensive tiling, heated towel rail, laminate flooring, UPVC double glazed window to rear elevation.

OUTSIDE

The front of the property is a driveway laid to chippings which provides off road parking for two cars. A pathway leads to the front door. To the rear of the property is a low maintenance garden laid to patio perfect for alfresco dining. The garden is the perfect place for potted plants and has a garden shed. There are some flower borders planted to a variety of shrubs and plants.

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.