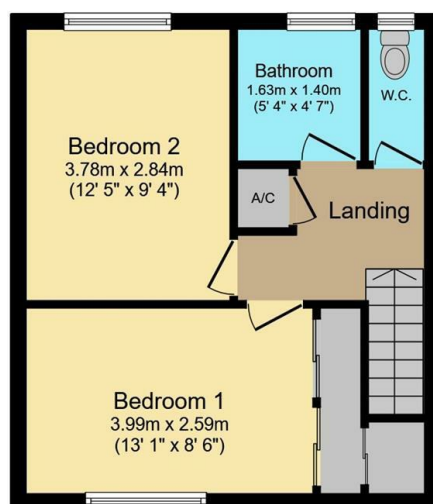


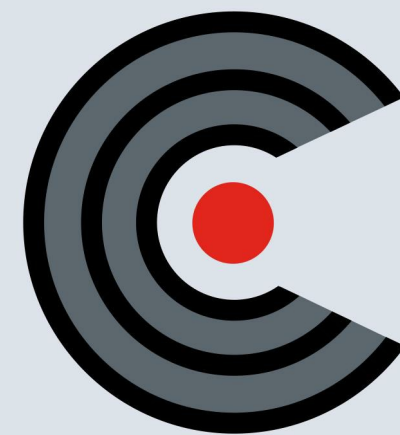
Ground Floor
Floor area 38.7 m² (416 sq.ft.)



First Floor
Floor area 36.0 m² (387 sq.ft.)

TOTAL: 74.6 m² (803 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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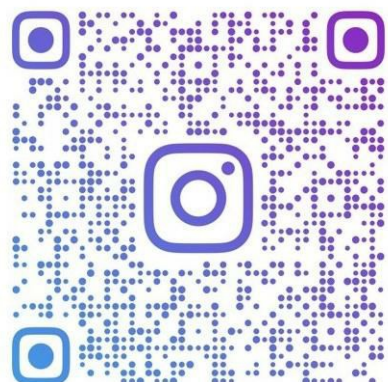
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31 BEAUFORT WALK, BARNSTAPLE, EX32 7JD

Chequers Estate Agents are delighted to offer to market this spacious and well presented two bedroom terraced house, situated within an edge of town location. Having been refurbished by the current vendors, it now offers bright, spacious and well presented accommodation throughout. A must view for all first time buyers or couples looking to downsize.

£200,000

FOLLOW US ON INSTAGRAM



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CHEQUERSHOMESBARNSTAPLE

- SPACIOUS MID-TERRACE HOUSE
- EDGE OF TOWN LOCATION
- LOUNGE AND OPEN PLAN DINING ROOM
- BESPOKE FITTED KITCHEN
- TWO LARGE DOUBLE BEDROOMS
- LOVELY REAR GARDEN
- OUTBUILDING / UTILITY ROOM & STORAGE SHED
- WELL PRESENTED & REFURBISHED ACCOMMODATION
- ROADSIDE PARKING NEARBY
- EARLY VIEWING RECOMMENDED



31 Beaufort Walk is a fantastic opportunity for first time buyers or couples looking to downsize, who are looking for a tastefully refurbished home in an edge of town location. The spacious and light bespoke kitchen / dining room offers a wonderful space to entertain friends and family. Access to the property can be found via a tree lined pedestrian approach to the front down some steps. This two bedroom terrace also has the added benefit of a lovely sized rear garden laid mainly to lawn, which has a very useful detached outbuilding/utility within the grounds and gives easy access to unrestricted roadside parking, via a pedestrian gate at the bottom.



The accommodation in brief comprises of a porch, bright and welcoming hallway, living room, fabulous kitchen/dining room with bespoke fitted units and integral appliances, first floor bathroom, separate W/C and two large double bedrooms. There is also the potential to create a small single bedroom if desired to make it a three bedroom home. It is a lovely property, that has the added benefit of double glazing and gas fired central heating throughout.

Council tax band 'A'

SITUATION

Situated within walking distance of Barnstaple town centre which is the regional and administrative centre of north Devon. It is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, brand new leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. There are popular golden sandy beaches at Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

ENTRANCE HALL

Bright and spacious area, double glazed windows, cloak space. Under stairs cupboard with space for dryer, stairs to first floor, laminate flooring, door through to lounge and opening to kitchen.



LOUNGE 11'2 X 11'45 (3.40M X 3.35M)

UPVC window to front elevation, radiator, laminate flooring, door to dining room.

DINING ROOM 8'89 X 9'56 (2.44M X 2.74M)

UPVC windows to rear elevation, radiator, laminate flooring.

OPEN PLAN THROUGH TO

KITCHEN 9'12 X 9'21 (2.74M X 2.74M)

Bespoke fitted kitchen, range of base and wall mounted cupboards, fitted drawers. Electric oven, hob and extractor over, sink, space for dishwasher, larder, laminate flooring, door to garden.

FIRST FLOOR LANDING

Access to the loft space, fitted carpet.

BEDROOM ONE 13'1 X 8'66 (3.99M X 2.44M)

Large double bedroom with fitted wardrobe. UPVC window looking over front elevation, radiator, fitted carpet.

BEDROOM TWO 9'43 X 12'55 (2.74M X 3.66M)

Large double bedroom with distant countryside views. UPVC window to rear elevation, radiator, fitted carpet.

BATHROOM 4'77 X 5.42 (1.22M X 1.52M.12.80M)

Bath with wall mounted shower over, fully tiled walls, wash basin with vanity cabinets below, UPVC window to rear elevation, vinyl flooring.

SEPARATE W.C

UPVC window to rear elevation, low level W/C, vinyl flooring.

OUTSIDE

To the front of the property is a tree lined pedestrian pathway, which leads to the entrance porch. There is also a small courtyard area. To the rear is a mature garden laid mainly to lawn with a pathway running down to the bottom, which in turn leads to a gate, giving access to unrestricted roadside parking. There is also a patio area, where you can take in some far reaching views along with a detached outbuilding / utility area, which measures 6.90ft X 5.97ft. The utility room benefits from fully tiled walls and flooring, power points, lighting and space for washing machine. There is a useful covered storage area to the side of the utility. Please note, other similar style properties in the area have connected this room to the main property.

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.