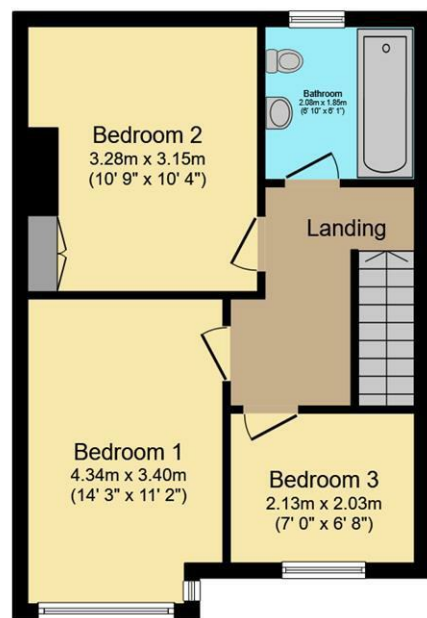


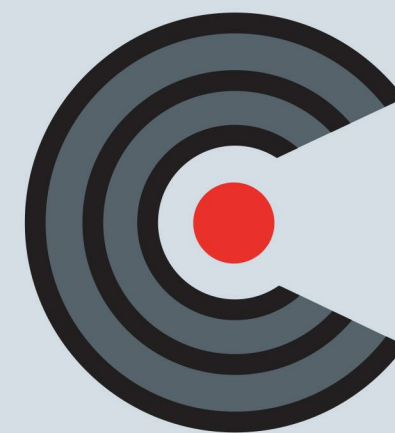
**Ground Floor**  
Floor area 48.7 sq.m. (524 sq.ft.)



**First Floor**  
Floor area 43.4 sq.m. (467 sq.ft.)

**TOTAL: 92.1 sq.m. (991 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



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

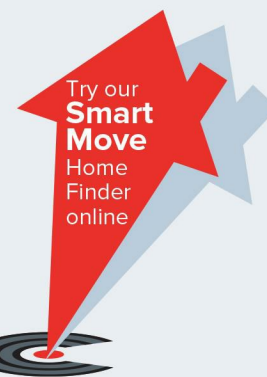
W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: enquiries@chequershomes.co.uk  
W: chequershomes.co.uk



**20 BROADFIELD ROAD,  
BARNSTAPLE, EX32 9JW**

Chequers Estate Agents welcomes you to view this spacious three bedroom property in the heart of the highly sought after and convenient location of Newport. Available to the market with no onward sales chain.

**Offers in excess of  
£190,000**

- MID TERRACE THREE BEDROOM PROPERTY IN THE HEART OF NEWPORT
- KITCHEN WITH USEFUL UTILITY AREA
- TWO RECEPTION ROOMS
- THREE BEDROOMS AND FAMILY BATHROOM
- FULLY ENCLOSED LOW MAINTENANCE GARDEN
- PERFECT OPPORTUNITY TO ADD YOUR OWN STAMP
- WALKING DISTANCE TO AMENITIES AND FACILITIES
- HIGHLY SOUGHT AFTER LOCATION
- PERFECT FIRST TIME BUY, FAMILY HOME OR INVESTMENT
- NO ONWARD SALES CHAIN



#### **LIVING ROOM 12'00 X 11'03 + BAY (3.66M X 3.43M + BAY)**

A light and spacious living room with UPVC double glazed half bay to front elevation. Feature gas fire making a lovely focal point to the room, radiator, fitted carpet.

#### **DINING ROOM 10'09 X 10'04 (3.28M X 3.15M)**

UPVC double glazed window overlooking the rear garden. Useful fitted cupboards, radiator, laminate flooring.

#### **KITCHEN 6'0 X 7'01 (1.83M X 2.16M)**

A fitted kitchen with ample cupboard space. Further matching wall cabinets and drawers. Inset stainless steel sink set into work surface with cupboard space below. Space for oven and under counter fridge / freezer, extensive tiling, laminate flooring.

#### **UTILITY ROOM 10'04 X 4'08 (3.15M X 1.42M)**

UPVC double glazed window to side elevation and rear door giving access to the garden. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler supplying the central heating system, vinyl flooring.

#### **FIRST FLOOR LANDING**

Access to the loft space. fitted carpet.

#### **BEDROOM ONE 14'03 X 11'02 MAXIMUM (4.34M X 3.40M MAXIMUM)**

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

#### **BEDROOM TWO 10'09 X 10'04 (3.28M X 3.15M)**

A double bedroom with UPVC double glazed window overlooking the rear garden. Fitted cupboard space, radiator, fitted carpet.

#### **BEDROOM THREE 7 X 6'08 (2.13M X 2.03M)**

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

#### **BATHROOM 6'10 X 6'01 (2.08M X 1.85M)**

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

#### **OUTSIDE**

To the front of the property is a courtyard area, a perfect space for potted plants and to store bins. To the rear of the property is a fully enclosed, low maintenance courtyard garden laid mainly to patio with a established shrub border. There is a further raised patio area perfect for alfresco dining. The garden is the perfect space for children to play and pets to potter. Rear access gate.

#### **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.



Chequers Estate Agents of Barnstaple are delighted to offer for sale 20 Broadfield Road - a charming three bedroom terraced home that has the added attraction of a low maintenance courtyard garden and is available to the market with no onward sales chain.

There is UPVC double glazing throughout with accommodation arranged over two floors. The accommodation briefly comprises, a welcoming entrance hallway with separate living room and dining room which are light and bright with feature fireplace making a lovely focal point to the living room. The kitchen has fitted units and a door leading to the useful utility room and access to the rear garden. To the first floor are two light and airy double bedrooms and a smaller third bedroom. The bathroom is located on the first floor, which comprises bath with shower over, WC and sink.

To the front of the property is a small low maintenance courtyard, the perfect space for flower pots. To the rear of the property is a fully enclosed garden, perfect for a table and chairs or pets to potter, and is the perfect opportunity to add your own stamp. The garden is laid mainly to patio with a established shrub flower border and a handy garden shed.

This property has a lot of potential to become a lovely family home or indeed a great investment opportunity and we recommend all prospective purchasers take the time to book a viewing to appreciate what 20 Broadfield Road has to offer.

#### **SITUATION**

The Broadfield Road address is a sought-after location and is most conveniently situated for Barnstaple Town Centre and both primary and secondary schools within a short walk. 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.

#### **DIRECTIONS**

From our office in Boutport Street head out of town, turning left at the first roundabout and immediately moving into the right hand lane. At the next roundabout continue straight ahead and keeping in the right hand lane. At the next roundabout turn right into Victoria Road and continue until the road bears right, here take the left hand turning into Newport Road. Continue up Newport Road and take the left hand turning into Portland Street. Continue to the end of Portland Street and into Broadfield Road and Number 20 will be located on the right hand side with a for sale board and number clearly displayed.

#### **ENTRANCE HALLWAY**

A welcoming entrance hallway with stairs rising to first floor landing, radiator, laminate flooring.

