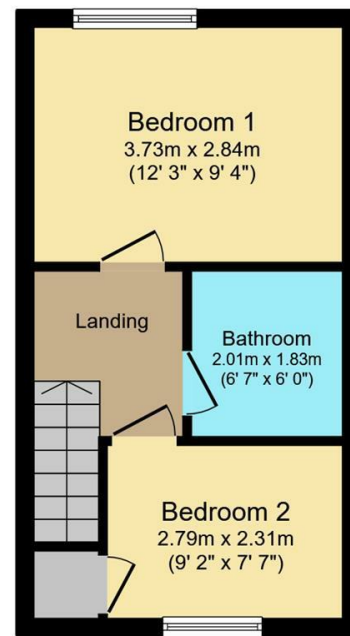


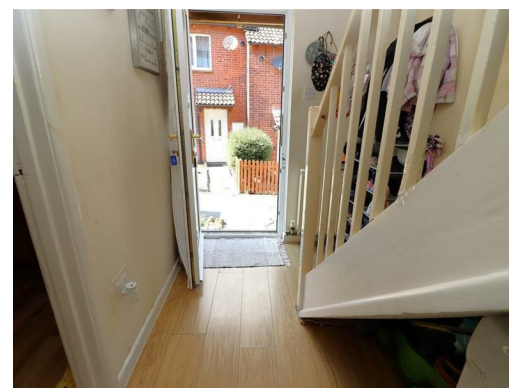
Ground Floor
Floor area 26.7 m² (287 sq.ft.)



First Floor
Floor area 26.7 m² (287 sq.ft.)

TOTAL: 53.4 m² (574 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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INDEPENDENT ESTATE AGENTS

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	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
England & Wales	EU Directive 2002/91/EC

COUNCIL BAND A



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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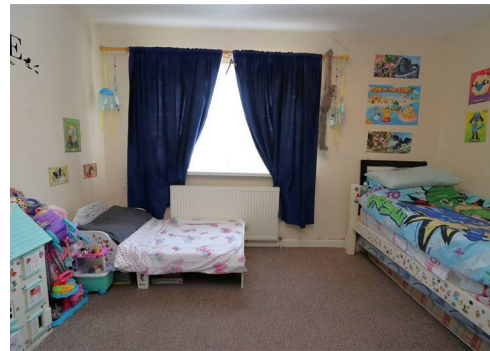


31 LONG MEADOW DRIVE, BARNSTAPLE, EX32 7RA

Chequers Estate Agents is pleased to bring to the market this mid-terrace house situated within a popular and convenient location. This property would be an ideal first time buy or investment if you are looking for a great buy-to-let opportunity. No onward chain.

£175,000

- MID TERRACE HOUSE
- EDGE OF TOWN LOCATION
- TWO DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN
- COMMUNAL PARKING
- DOUBLE GLAZING THROUGHOUT
- CENTRAL HEATING
- IDEAL FIRST TIME BUY
- BUY TO LET OPPORTUNITY
- CLOSE TO AMENITIES, SCHOOLS AND NORTH DEVON HOSPITAL



Chequers Estate Agents are delighted to offer for sale 31 Long Meadow Drive, a well presented 2 bedroom mid-terrace home.

If you are searching for your first home or a great investment opportunity, then look no further. This property is arranged over two floors and has the benefit of gas central heating and double glazed windows throughout. The accommodation briefly comprises on the ground floor, an entrance hall, fitted kitchen and a cosy lounge / diner. To the first floor there are 2 good sized bedrooms and a bathroom. Outside there is a low maintenance front garden, good sized rear garden, with gated pedestrian access leading to ample communal parking.



The Long Meadow Drive address is a popular and highly convenient one being situated within 1 mile of Barnstaple town centre and places of employment including the North Devon District hospital and the towns fire station. The open spaces of Pilton Park are close by as are local schools and a CoOp supermarket. 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, Coddon Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.



Appointments to view can be easily arranged by contacting Chequers Estate Agents the vendors sole agents on 01271 379314.

ENTRANCE HALL

Stairs to first floor, fitted cupboard.

KITCHEN 6'03 X 10'0 (1.91M X 3.05M)

Sink and draining board, ample cupboards and drawers, work surface areas. Double glazed window, radiator, space for cooker, space for fridge freezer and washing machine.

LOUNGE 13'04 X 12'03 (4.06M X 3.73M)

Double glazed window to rear aspect, radiator, door leading to rear garden

FIRST FLOOR LANDING

BATHROOM 6'0 X 6'07 (1.83M X 2.01M)

Bath with shower over, W.C, hand basin, radiator.

BEDROOM ONE 9'04 X 12'03 (2.84M X 3.73M)

Double glazed window, radiator, view over rear garden.

BEDROOM TWO 7'07 X 9'02 (2.31M X 2.79M)

Double glazed window to front aspect, radiator, cupboard housing gas fired combi boiler.

OUTSIDE

Parking leading to front door, low maintenance front garden, good size rear garden with lawn and patio areas, gate to parking area.

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.