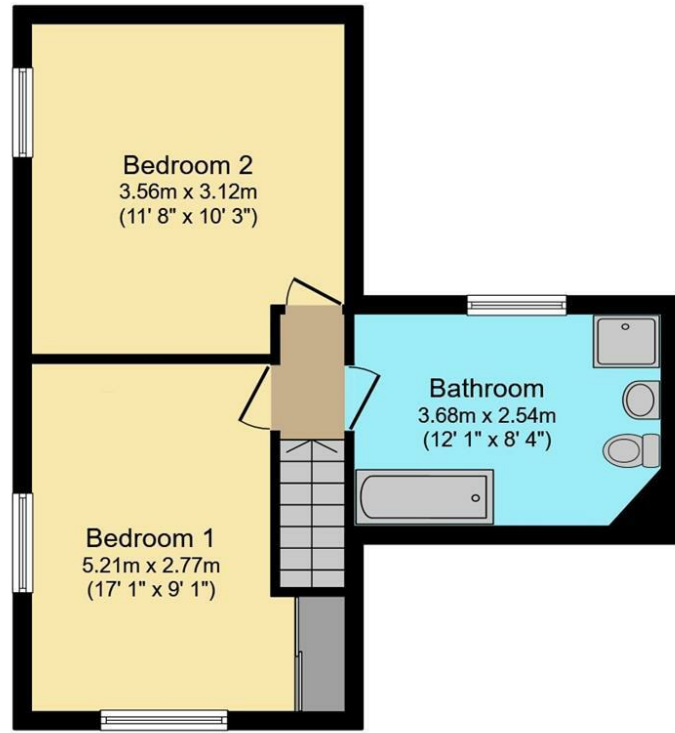


**Ground Floor**  
Floor area 31.5 m<sup>2</sup> (339 sq.ft.)



**First Floor**  
Floor area 40.5 m<sup>2</sup> (436 sq.ft.)

**TOTAL: 72.0 m<sup>2</sup> (775 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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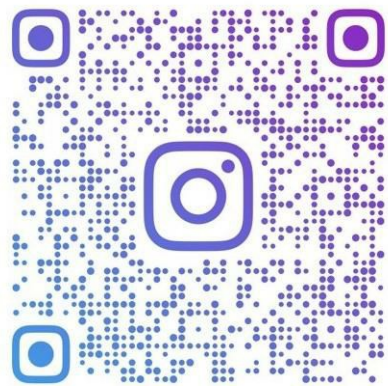
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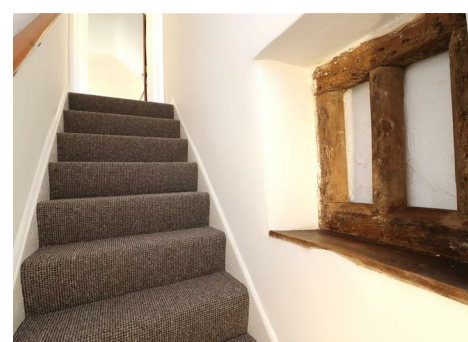
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**2 ELM PLACE, EDDYS LANE  
BARNSTAPLE, EX32 9BJ**

Chequers Estate Agents are pleased to offer for sale this spacious double fronted character cottage, situated just off Newport High Street. It benefits from a cosy lounge, dual aspect kitchen, two large bedrooms, generous four piece bathroom suite and an attractive enclosed courtyard garden.

**£180,000**

- DOUBLE FRONTED COTTAGE
- COSY LOUNGE WITH FIREPLACE
- SPACIOUS DOUBLE ASPECT KITCHEN
- CHARACTER FEATURES
- TWO LARGE DOUBLE BEDROOMS
- GENEROUS BATHROOM WITH FOUR PIECE SUITE
- ATTRACTIVE COURTYARD GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SHORT WALK TO LOCAL AMENITIES AND ROCK PARK
- NO ONWARD SALES CHAIN



Chequers Estate Agents are pleased to offer for sale 2 Elm Place, which is a charming double fronted cottage, situated within the heart of Newport, within walking distance to shops, schools, local pub, health centre, dentist, church, Rock Park and restaurants.

Believed to date back to the 1500's, it was rebuilt in the 1800's and still offers many character features, including flagstone flooring, exposed timber and wooden doors with thumb latch handles; whilst also benefiting from gas fired central heating and double glazed windows. As you enter the property, you are greeted by a welcoming hallway, with space for coats and shoes with stairs to the first floor and door to kitchen. The kitchen is dual aspect, spacious and has access to a large understairs storage cupboard. The first floor does not disappoint with two large double bedrooms. The main bedroom is dual aspect, with wardrobe space and a pleasant outlook towards the church. A generous bathroom with four piece suite completes the accommodation. The cottage also benefits from an attractive enclosed courtyard garden. No onward sales chain.

## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor, double glazed entrance door, flagstone flooring, cloak room space, door to kitchen and courtyard garden.

### KITCHEN 13'8 X 9'5 (4.17M X 2.87M)

Bright double aspect room, double glazed windows to front and side aspect, sink with draining board, integral electric oven with gas hob and extractor hood over, radiator, space for washing machine, range of fitted cupboards and drawers. Part tiled walls, space for low level fridge freezer, flagstone flooring, large understairs storage cupboard, door through to lounge.

### LOUNGE 13'6 X 11'7 (4.11M X 3.53M)

Cosy dual aspect room, double glazed windows to front aspect, character wood framed window to side aspect, radiator, flagstone flooring, cupboard housing electric meter and fuse box, fireplace with slate hearth.

### FIRST FLOOR LANDING

Fitted carpet, smoke alarm, doors off to bedrooms and bathroom.



### BEDROOM ONE 17'1 X 9'1 (5.21M X 2.77M)

Large double aspect room, double glazed windows to front and side aspect, radiator, alcove providing wardrobe space, fitted carpet, loft hatch, view from side aspect towards church, two double power points.

### BEDROOM TWO 11'8 X 10'3 (3.56M X 3.12M)

Good sized double bedroom, radiator, double glazed window to front aspect, fitted carpet, two double power points.

### BATHROOM 12'1 X 8'4 (3.68M X 2.54M)

Large four piece bathroom suite comprising bath with splash back tiling, shower cubicle, pedestal hand basin with splashback, tiling and mirror over, low level W.C, radiator, airing cupboard housing Baxi gas fired combination boiler, extractor fan, exposed floorboards.

## OUTSIDE

To the front of the property is a gate providing pedestrian access to the courtyard garden. There is enough space for table and chairs and this area would be made very attractive with some potted plants or wall flowers. There are also a couple of useful storage areas.

## 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.