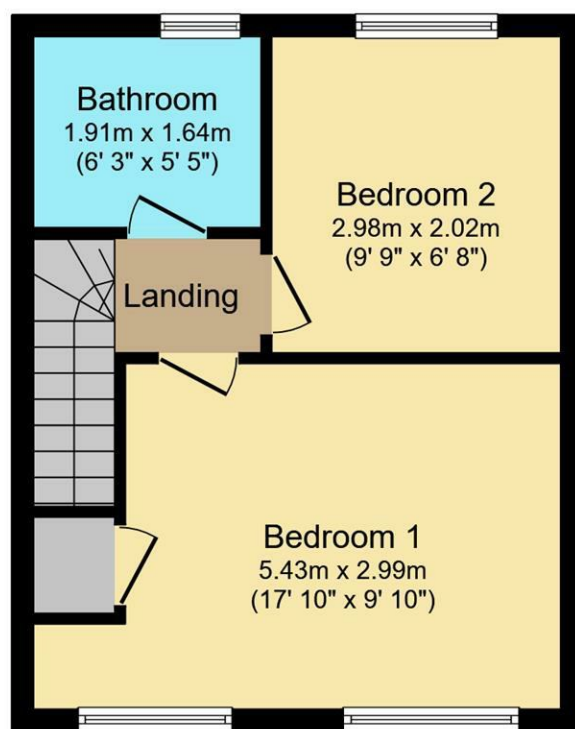


Ground Floor
Floor area 34.1 m² (367 sq.ft.)



First Floor
Floor area 34.1 m² (367 sq.ft.)

TOTAL: 68.2 m² (734 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

COUNCIL BAND A



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**55 WALNUT WAY,
 BARNSTAPLE, DEVON, EX32 7RF**

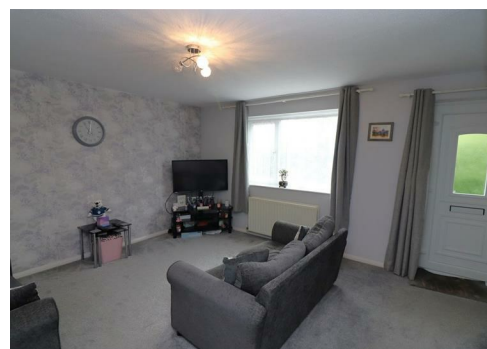
Chequers Estate Agents are pleased to offer for sale 55 Walnut Way, a modern and well presented two bedroom home. Benefitting from UPVC double glazed windows and doors, gas fired central heating, re-fitted bathroom suite, front and rear low maintenance gardens and communal parking.

£185,000

- TERRACED HOUSE IN A TUCKED AWAY POSITION
- GENEROUS LIVING ROOM WITH DINING SPACE
- GOOD SIZED KITCHEN
- TWO DOUBLE BEDROOMS
- STYLISH RE-FITTED BATHROOM
- OPEN COUNTRYSIDE VIEWS FROM BEDROOM ONE
- PVCU DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LOW MAINTENANCE FRONT GARDEN AND ENCLOSED COURTYARD DECKING
- EASY ACCESS TO COMMUNAL PARKING
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY



Chequers Estate Agents are delighted to offer 55 Walnut Way to the market for sale, situated in a tucked away position, it benefits from PVCU double glazed windows and doors, along with gas fired central heating, front and rear low maintenance gardens and easy access to communal parking. The property has been improved by the current vendor, and now offers bright spacious and well presented accommodation throughout.



A pathway to the front of the house provides pedestrian access to the main entrance door. There is also gated access to the rear of the property, which leads to the car parking area. As you enter the property, you are greeted by a very generous living room with dining area with stairs leading to the first floor. A doorway then flows through to the spacious kitchen with a door leading to the rear courtyard with decked seating area. The first floor does not disappoint, with a re-fitted bathroom, along with two double bedrooms. The main bedroom is a very good size two windows and open countryside views in the distance.

This is a lovely home in a great location, that would make an ideal first time buy or excellent investment with buy to let potential.



Council tax band 'A'

EPC rating 'C'

SITUATION

Walnut Way is a popular location with a great primary school, play park, and other useful local amenities with a bus service to Barnstaple Town Centre. 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 and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.



LOUNGE 16'11" X 12'8" (5.17 X 3.88)

Double glazed window to front aspect, stairs to first floor, radiator, dining space, fitted carpet, nicely decorated.

KITCHEN 12'4" X 6'7" (3.78 X 2.01)

Range of cupboards and drawers, double glazed window to rear aspect, sink with draining board, space for cooker, space and plumbing for washing machine, space for fridge freezer, ample work surface areas, cupboard housing boiler, door to rear garden.

FIRST FLOOR LANDING

Hatch leading to loft, doors off to bedrooms and bathroom.

BEDROOM ONE 17'9" X 9'9" (5.43 X 2.99)

Two double glazed windows to front aspect, radiator, fitted cupboard, pleasant view of countryside in distance.

BEDROOM TWO 6'7" X 9'9" (2.02 X 2.98)

Double glazed window to rear aspect, radiator, fitted carpet.

BATHROOM 5'4" X 6'3" (1.64 X 1.91)

Double glazed window to rear aspect, radiator, new suite comprising bath with wall mounted electric shower, W.C, hand basin, shaver point, stylish splash backing.

OUTSIDE

To the front of the property is a pathway providing pedestrian access to the main entrance door, along with a low maintenance garden area. To the rear is an enclosed courtyard garden with timber deck seating area and raised flower bed. A gate provides rear pedestrian access to a communal 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.