



**Floor Plan**  
Floor area 61.7 m<sup>2</sup> (664 sq.ft.)

TOTAL: 61.7 m<sup>2</sup> (664 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](http://www.Propertybox.io)



## 2 PORTLAND COURT, VICTORIA ROAD BARNSTAPLE, EX32 9HF

Chequers Estate are pleased to offer a conveniently situated purpose built, two bedroom ground floor apartment. Located in Portland Court which is conveniently close to both the amenities of Newport and Barnstaple town centre. This apartment has the advantage of attractive communal gardens, a courtyard garden and a garage, which is situated in a nearby block. No onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

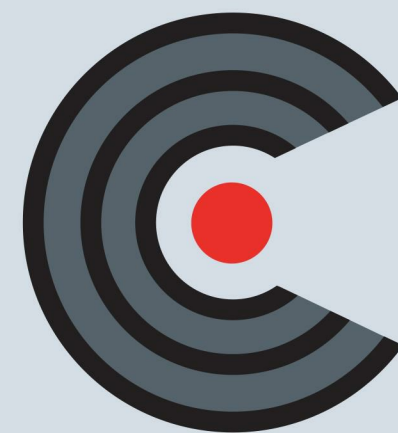
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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)  
W: [chequershomes.co.uk](http://chequershomes.co.uk)

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**OIEO**  
**£148,000**



- GROUND FLOOR PURPOSE BUILT APARTMENT
- DOUBLE ASPECT LOUNGE / DINER
- KITCHEN / BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- GARAGE EN-BLOC
- COURTYARD GARDEN
- ATTRACTIVE COMMUNAL GARDENS
- DOUBLE GLAZING AND ELECTRIC HEATING
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer this purpose built, two bedroom ground floor apartment situated within a convenient location, close to both the amenities of Newport and Barnstaple town centre.

The property benefits from attractive and well maintained communal gardens, courtyard garden and a garage which is situated in a nearby block, along with visitors parking. The apartment is in good condition throughout and benefits from UPVC double glazed windows and electric heating. A communal front door with security entry phone, leads to a spacious and welcoming hallway with a lockable storage cupboard which belongs to flat 2. The accommodation briefly comprises of entrance hall, double aspect lounge, kitchen/breakfast room, two double bedrooms and a modern shower room.

#### LOCATION - BARNSTAPLE

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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

#### COMMUNAL HALLWAY

With private lockable storage shed belonging to flat 2, door leading to courtyard garden.

#### HALLWAY

Spacious and welcoming space, two fitted cupboards, electric heating, cloak space, laminate flooring, security entry phone system.

#### LOUNGE / DINER 13'3" X 13'6" (4.04 X 4.12 )

Two double glazed windows, fireplace with electric fire, wall mounted electric storage heater, fitted carpet.

#### KITCHEN / BREAKFAST ROOM 12'1" X 8'2" (3.69 X 2.49 )

Two double glazed windows, range of cupboards and drawers. Space and plumbing for washing machine, built in fridge freezer, built in dishwasher, Bosch integrated electric oven. Airing cupboard, laminate flooring.

#### BEDROOM ONE 11'9" X 9'10" (3.60 X 3.02 )

Double glazed window, electric heater, fitted wardrobe, fitted carpet.

#### BEDROOM TWO 9'1" X 9'10" (2.77 X 3.02 )

Double glazed window, electric heater, fitted carpet.

#### SHOWER ROOM 9'1" X 4'10" (2.77 X 1.49 )

Double glazed window, modern suite comprising shower cubicle, towel radiator, low level W.C, hand basin with vanity cabinet below, vinyl flooring.

#### OUTSIDE

To the front of the property are well maintained communal grounds. To the rear is a courtyard garden that comes with the flat. There is also the benefit of an en-bloc garage (4.92m X 2.44m) and also visitors parking.

#### AGENTS NOTE

999 year lease, started in April 1971 with 946 years remaining. Service charge £924.87 P/A ground rent £435 P/A

#### AGENTS 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.