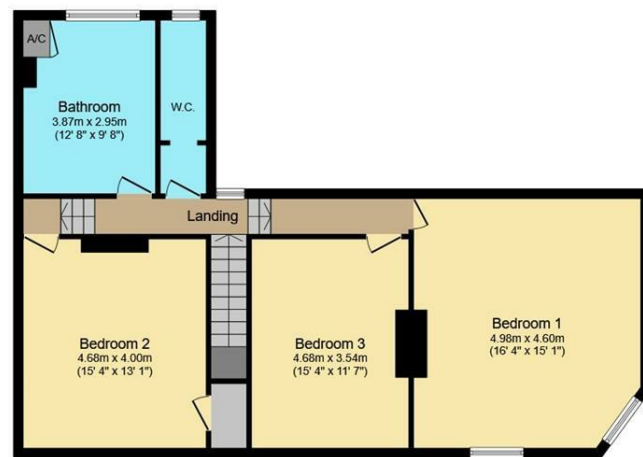




Ground Floor
Floor area 94.8 m² (1,021 sq.ft.)



First Floor
Floor area 92.0 m² (990 sq.ft.)

TOTAL: 186.8 m² (2,011 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
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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



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14 FORT TERRACE, BARNSTAPLE, EX32 8BH

Chequers Estate Agents are delighted to offer to the market 14 Fort Terrace; an individual and substantial three bedroom, three reception room property, situated within a prominent and convenient location close to Barnstaple town centre. There is also has the added attraction of a garage, storage outbuilding and rear courtyard. Viewing is highly recommended to see what this property has to offer.



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£300,000

- INDIVIDUAL AND SUBSTANTIAL PROPERTY
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- THREE RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM, UTILITY ROOM AND USEFUL STORAGE ROOM
- GROUND FLOOR W.C
- THREE LARGE DOUBLE BEDROOMS
- BATHROOM & SEPARATE W.C
- REAR COURTYARD GARDEN WITH STORAGE OUTBUILDING & LEAN TO
- GOOD SIZE GARAGE WITH REAR VEHICLE ACCESS & PARKING ON LANE TO REAR
- FANTASTIC FAMILY HOME WITH POTENTIAL!



Chequers Estate Agents are excited to offer 14 Fort Terrace to the market. This is an individual and substantial property within a convenient location. It was built in 1832 and split with a neighbouring property in 1835. The property has had an interesting past, with part of it offering a convenience store from 1930's, along with stage coach taxi rank and also serving as a women's refuge for army wives in the war. The properties current status is for residential use, and is considered a fantastic family home, due to the size and layout of the home. I would equally attract people looking to start up a home business, with the previous shop area having a separate entrance offering exciting possibilities.

There is also the attraction of a rear courtyard, storage outbuilding and a garage, with additional parking for residents of Fort Terrace. The accommodation on the ground floor comprises of three large reception rooms, kitchen / breakfast room, utility room, additional storage room and ground floor W.C. Three very generous bedrooms, family bathroom and separate W.C will be found on the first floor. The agents recommend an internal inspection to fully appreciate the overall scale of the accommodation on offer, with a range of flexible options.

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

ENTRANCE PORCH

Entrance door to front aspect, cloak space, inner door leading to entrance hall.

ENTRANCE HALLWAY

Stairs to first floor, doors leading to lounge and dining room, fitted carpet.

LOUNGE 13'4" X 13'6" (4.08 X 4.14)

Window to front aspect, radiator, fitted carpet, door to inner hallway.

DINING ROOM 11'6" X 15'3" (3.51 X 4.66)

Window to front aspect, fireplace, radiator, fitted carpet.

SITTING ROOM 16'7" X 16'2" (5.06 X 4.94)

A very spacious room that was previously a shop, windows to front and side aspect, radiator, fitted carpet, large separate door.

HALLWAY

Understairs storage cupboard, linking reception rooms, kitchen and storage room.



STORAGE ROOM 3'8" X 9'7" (1.13 X 2.94)

Useful additional storage room with fitted shelves.

KITCHEN / BREAKFAST ROOM 12'5" X 11'6" (3.81 X 3.51)

Window to rear aspect and door to utility room, radiator, space for fridge freezer, built in electric oven and gas hob with extractor over, space for dishwasher, space for table and chairs, laminate flooring.

UTILITY ROOM 7'1" X 10'9" (2.17 X 3.28)

Window to rear aspect, space and plumbing for washing machine and dryer, work surface areas and cupboards.

CLOAKROOM

W.C, hand basin.

FIRST FLOOR LANDING

Split landing, leads to bedrooms, bathroom and separate W.C, radiator.

BEDROOM ONE 15'1" X 16'4" (4.60 X 4.98)

Spacious double room mirroring the shops footprint, windows to front and side aspect, radiator, fitted carpet.

BEDROOM TWO 13'1" X 15'4" (4.00 X 4.68)

Window to front aspect, radiator, fitted closet, fitted carpet.

BEDROOM THREE 11'7" X 15'4" (3.54 X 4.68)

Window to front aspect, radiator, fitted carpet.

BATHROOM 9'8" X 12'4" (2.95 X 3.78)

Window to rear aspect, stylish suite comprising vanity cabinet below, airing cupboard above with fitted wardrobe unit, laminate flooring.

SEPARATE W.C 2'7" X 12'4" (0.80 X 3.78)

Window to rear aspect, W.C, cloak space.

OUTSIDE

To the front of the property is a gated pathway, leading to the main entrance door. There is also a narrow courtyard area with low wall and railings to the front, which runs the width of the property. To the side of the property is a large door, that previously gave access to Fort Stores, which now leads to the impressive living room. To the rear is an enclosed courtyard with a gate providing access to the lane behind Fort Terrace. The lane offers parking for the residents of Fort Terrace, that have vehicle access. Within the courtyard area is also a useful lean-to and outbuilding 1.03m X 1.91m. The outbuilding benefits from a stable style door, double glazed window and lighting. The property has the added attraction of a good size garage 2.60m X 5.53m. The garage has an up and over garage door, window, electric power, lighting and door providing pedestrian access to the courtyard.

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.