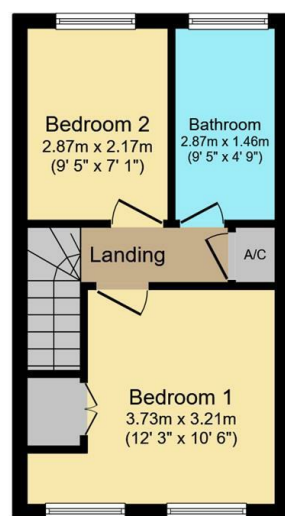


Ground Floor
Floor area 27.4 m² (295 sq.ft.)



First Floor
Floor area 26.4 m² (284 sq.ft.)

TOTAL: 53.8 m² (579 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

22 HUGHES AVENUE, BARNSTAPLE, EX32 9LN

Chequers Estate Agents are pleased to offer this modern two bedroom, link-detached home, situated within a cul-de-sac and close to Newport's local amenities, with Barnstaple town centre being within walking distance. The property benefits from a garage, driveway parking, front and rear gardens, along with double glazing and gas central heating throughout. It comes available with no onward chain, and is considered an ideal first time buy, or buy to let opportunity.

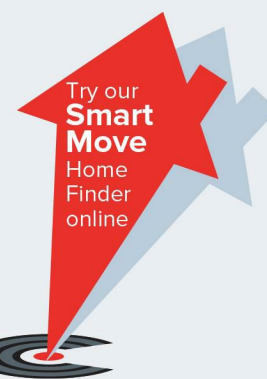
£220,000

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



- MODERN LINK DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- DISTANCE COUNTRYSIDE VIEWS
- SITTING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL BUY TO LET OR FIRST TIME BUY - NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer for sale, this modern link-detached house, situated within the popular location of Newport, close to all the local amenities, with Barnstaple town centre being within walking distance. The property benefits from a garage, driveway parking, front garden, superb rear garden with lawn and patio areas, along with double glazing and gas fired central heating throughout. It comes available with no onward chain and is considered an ideal first time buy or buy to let property with proven rental income potential.



The accommodation in brief comprises of an entrance porch, sitting room, good size kitchen, two bedrooms and a bathroom with a shower over the bath. The agents expecting strong interest in the property, so would recommend booking a viewing quickly!

LOCATION

Hughes Avenue address is a sought-after location and nestled within walking distance to Newport's excellent local amenities. Newport is most conveniently situated for Barnstaple town centre which is within easy driving distance or a short walk. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.



ENTRANCE PORCH

Door to side aspect, windows to front and side aspect, tiled flooring, inner door leading to hallway.



SITTING ROOM 12'2" X 15'7" (3.71 X 4.76)

Window to front aspect, radiator, stairs to first floor, fireplace with gas fire inset, fitted carpet.

KITCHEN 12'2" X 7'4" (3.71 X 2.25)

Window to rear aspect, door leading to rear garden, range of fitted cupboards and drawers, sink with draining board, built in electric oven and gas hob with extractor over, space for fridge/freezer and washing machine, wall mounted gas boiler, vinyl flooring.

FIRST FLOOR LANDING

Airing cupboard, radiator, fitted carpet.

BEDROOM ONE 12'2" X 10'6" (3.73 X 3.21)

Two windows to front aspect, radiator, fitted wardrobe, fitted carpet.

BEDROOM TWO 7'1" X 9'4" (2.17 X 2.87)

Window to rear aspect, distance countryside views, radiator, fitted carpet.

BATHROOM 4'9" X 9'4" (1.46 X 2.87)

Opaque window to rear aspect, bath with shower over with screen and tiled surround, W.C., radiator, extractor fan, shaver point, pedestal hand basin, vinyl flooring.

OUTSIDE

To the front is a drive providing parking for one car. This leads to the garage 2.50m X 5.55m. There is a small front garden and larger garden to the rear, with patio and lawn 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.