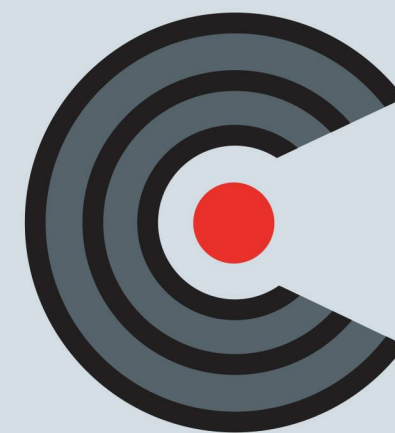


Floor Plan

Floor area 27.5 m² (296 sq.ft.)

TOTAL: 27.5 m² (296 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

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



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



COUNCIL BAND



8 PARK VIEW WAY, BARNSTAPLE, EX32 7EX

Chequers Estate Agents are pleased to offer this over 55's residential park home. The accommodation is well presented and comprises of a lounge with bay window, modern fitted kitchen, bedroom with fitted furniture, and a shower room. The home is situated a short walk from Barnstaple centre, and benefits from allocated parking, low maintenance garden, double glazing and LPG gas fired central heating. No onward chain.

£80,000

- RESIDENTIAL PARK HOME FOR OVER 55'S
- SITE WITH 24 OWNER OCCUPIED PITCHES
- ALLOCATED CAR PARK SPACE
- LOW MAINTENANCE GARDEN
- DOUBLE GLAZED WINDOWS AND LPG GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE AND AMENITIES
- LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN
- BEDROOM WITH FITTED WARDROBE AND STORAGE UNIT
- SHOWER ROOM



Chequers Estate Agents are pleased to offer to the market for sale, this over 55's residential park home, being situated a short walk away to Barnstaple town centre. It benefits from allocated parking, low maintenance garden, double glazed windows and gas fired central heating. The property is within Park View Way, a residential, owner occupied site, with 24 residents.

The accommodation in brief comprises, entrance hall, lounge with bay window, modern fitted kitchen, bedroom with fitted wardrobe unit, and a shower room. It is well presented throughout and is available with no onward chain.

LOCATION

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 HALL

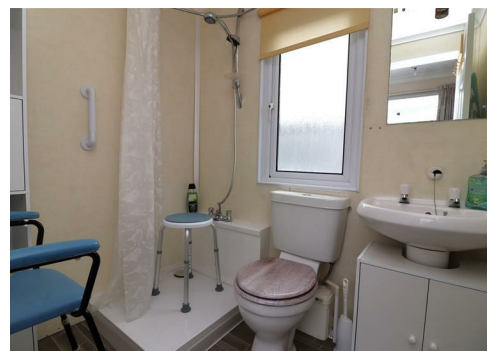
Double glazed door to front aspect, opening to kitchen, doors off to bedroom and shower room.

LOUNGE 9'2" (TO BAY) X 9'6" (2.80 (TO BAY) X 2.90)

Double glazed bay window, radiator, double glazed door to front garden, door through to kitchen, fitted carpet.

KITCHEN 8'2" X 9'6" (2.50 X 2.90)

Double glazed window, range of fitted cupboards and drawers, built in electric oven and gas hob, sink, space for fridge freezer, washing machine.



BEDROOM 8'2" X 9'6" (2.50 X 2.90)

Double glazed window, radiator, fitted wardrobe and cupboard unit, fitted carpet.

SHOWER ROOM 6'5" X 4'11" (1.98 X 1.50)

Double glazed window, W.C, hand basin with cabinet below, shower tray with shower over and rail.

OUTSIDE

Paved pathway with rails leading to patio, low maintenance garden with greenhouse, storage shed and bin storage area.

AGENTS NOTE

Over 55's, £207.54pcm site fee which includes water. No dogs allowed. 12 month occupancy.

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.