



TOTAL: 85.5 m² (921 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

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Smart Move

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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13 GROSVENOR STREET, BARNSTAPLE, EX32 7DT

Chequers Estate Agents are pleased to present this three bedroom mid-terrace property to the market in a convenient location of Grosvenor Street, within walking distance to amenities and facilities. No onward sales chain.

£160,000

- AN OPPORTUNITY TO ADD YOUR OWN STAMP TO A PROPERTY
- MID - TERRACE PROPERTY
- KITCHEN WITH TWO RECEPTION ROOMS
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- IN NEED OF UPDATING THROUGHOUT
- REAR YARD AND PERMIT PARKING
- CLOSE TO AMENITIES AND FACILITIES
- WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- NO ONWARD SALES CHAIN



Chequers Estate Agents invite you to view this spacious three bedroom mid-terrace property in a convenient location. Grosvenor Street is a fantastic location for first time buyers, growing families or those seeking a project and has the added attraction of being within walking distance of Barnstaple Town Centre. Being located on the outskirts of town, this property also benefits from a very short walk to a number of highly regarded schools, a hospital and further amenities and facilities. This mid-terrace property is in need of updating throughout, however it is the perfect opportunity to add your own stamp.



This property offers an inviting entrance hall leading to the living room with window overlooking the front garden. The living room leads into a separate dining room and onto the kitchen, which enjoys a door leading to the rear yard. 13 Grosvenor Street has a ground floor three piece bathroom suite. On the first floor, you will find two bedrooms and a staircase leads to the loft room with feature fireplace. The property benefits from gas central heating and PVC double glazing.



Outside, to the front of the property is a low maintenance garden with chippings. Whilst to the rear of the property is a yard, offering a perfect space for a small table and chairs.



Overall 13 Grosvenor Street is a perfect project for those wanting to add their own stamp to a property and make a home. The property has been a successful rental property and is available to the market with no onward sales chain.

SITUATION

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 HALLWAY

A welcoming entrance hallway housing fuse board, vinyl flooring.

LOUNGE 11'03 X 10'05 (3.43M X 3.18M)

PVC double glazed window to front elevation, feature fireplace, radiator, fitted carpet.

DINING ROOM 11'09 X 9'09 (3.58M X 2.97M)

PVC double glazed window to rear elevation, useful understairs fitted storage, radiator, vinyl flooring.

KITCHEN 12'02 X 6'07 (3.71M X 2.01M)

A fitted kitchen with a range of units, inset single bowl sink set into work surface with cupboard below. Space for cooker, space and plumbing for washing machine, space for upright fridge freezer. Wall mounted combination boiler, radiator, vinyl flooring, PVC double glazed window and door to garden.

REAR LOBBY

Access to loft, vinyl flooring.

BATHROOM 6'07 X 5'11 (2.01M X 1.80M)

A three piece suite comprising a panelled bath with shower over in a tiled surround, W.C, pedestal basin, radiator, vinyl flooring, UPVC double glazed window to side elevation.

FIRST FLOOR LANDING

PVC double glazed window to rear elevation. Stairs rising to second floor.

BEDROOM ONE 12'03 X 11'06 (3.73M X 3.51M)

A double bedroom with PVC double glazed window to front elevation. Feature fireplace, radiator.

BEDROOM TWO 11'11 X 6'03 (3.63M X 1.91M)

PVC double glazed window to rear elevation, radiator.

BEDROOM THREE 12'06 X 12'03 (3.81M X 3.73M)

UPVC double glazed window to front elevation. A double bedroom with feature fireplace, radiator, fitted carpet.

GARDEN

To the front of the property is a low maintenance garden with chippings. Whilst to the rear of the property is a yard, offering a perfect space for a small table and chairs.

Permit on road parking available.

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.