

Floor Plan
Floor area 57.5 m² (619 sq.ft.)

TOTAL: 57.5 m² (619 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

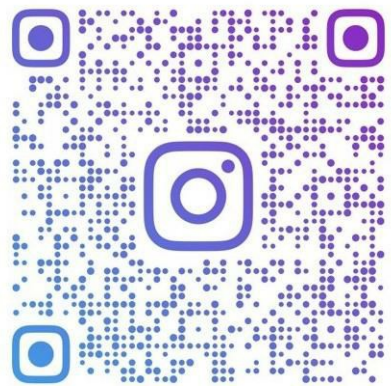
Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

FOLLOW US ON INSTAGRAM



CHEQUERS

INDEPENDENT ESTATE AGENTS
Smart Move

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

Try our
Smart Move
Home
Finder
online



**48 WESTAWAY HEIGHTS, PILTON
BARNSTAPLE, DEVON, EX31 1NY**

This is a very well presented, ground floor purpose built, two bedroom apartment, benefitting from communal parking and a lovely rear garden. This is a part buy, part rent property and the vendor is selling a 70% share.

£115,500
FOR 70% SHARE

CHEQUERSHOMESBARNSTAPLE

- GROUND FLOOR PURPOSE BUILT SHARED OWNERSHIP FLAT
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE / DINER / KITCHEN
- 70% SHARE - PART BUY, PART RENT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BATHROOM WITH SHOWER
- LOVELY REAR GARDEN
- RESIDENTS OFF ROAD PARKING AREA
- WELL PRESENTED THROUGHOUT
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS TO GET ONTO THE PROPERTY LADDER



Chequers Estate Agents are delighted to present to the market, this purpose built ground floor, shared ownership flat. It offers well presented and spacious accommodation, with the added attraction of communal parking and its own lovely rear garden. It is being offered on a part buy, part rent basis, with the current owner offering a 70% share. Its is a great opportunity to get onto the property ladder, and have a lovely home that is situated within a desirable and convenient location.



The flat is bright and welcoming, and makes you feel you can move in straight away with nothing to do! The living room is open plan, incorporating a lounge and dining area, along with a well equipped fitted kitchen, with built in appliances including an electric oven and gas hob. The generous hallway benefits from cloak space and a good sized storage cupboard. There are two double bedrooms with fitted wardrobes and a bathroom with shower over bath with glass screen. To the front of the property is a low maintenance garden, that has been greatly improved by the current vendor. A fantastic property in a great location.



Council tax band 'B'
EPC rating 'C'

HALLWAY

Main entrance door to front aspect, cloak space, radiator, storage cupboard, fitted carpet.

LOUNGE / DINER / KITCHEN AREA 22'5" X 8'11" (6.85 X 2.74)

Bright double aspect room, double glazed windows to front and rear aspect, two radiators, laminate flooring, space for dining table and chairs, kitchen area with range of fitted cupboards and drawers. Ample work surface areas with tiled splash back, single sink drainer unit, built in electric oven and gas hob with extractor over, space for fridge / freezer, space and plumbing for washing machine, cupboard housing gas fired fitted boiler.



BEDROOM ONE 9'7" X 12'9" (2.94 X 3.91)

Double glazed window to rear aspect, radiator, built in wardrobes with recess for bed and overhead storage, fitted storage, fitted carpet.

BEDROOM TWO 9'7" X 8'8" (2.94 X 2.65)

Double glazed window to front aspect, radiator, fitted wardrobe, lino.

BATHROOM 7'3" X 5'10" (2.22 X 1.78)

Double glazed window to side aspect, low level W.C, pedestal hand basin, 'P' shaped bath with shower over and screen, radiator.

OUTSIDE

To the front is a small low maintenance garden area, with communal off road parking being situated a short walk away. To the rear is a larger enclosed garden, that has been greatly improved by the current vendor. There is a gated pedestrian access to the side and rear aspect. The garden is designed for low maintenance with seating areas, along with drying area and raised flower beds.

AGENTS NOTE

This is a part buy, part rent property and the vendor is selling a 70% share. The property is being sold with a 170 year lease. The current rent for the 30% share to Live West Housing Association is £180.60 per month, this includes building insurance and maintenance charge.

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.