

TOTAL: 94.7 m<sup>2</sup> (1,020 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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NAEA RICS Registered Valuer

**8 CARRINGTON TERRACE, BARNSTAPLE, DEVON, EX32 7AE**

Chequers Estate Agents are pleased to offer this deceptively spacious terraced house, situated within a desirable location, close to Pilton Park and a short level walk to Barnstaple town centre. It benefits from a good size south facing rear garden, residents parking, two reception rooms, kitchen / breakfast room, two double bedrooms (including a large main bedroom) and generous bathroom.

**£230,000**



- PERIOD TOWNHOUSE CLOSE TO PILTON PARK AND AMENITIES
- IMPROVED BY CURRENT VENDORS
- SPACIOUS ACCOMMODATION OVER TWO FLOORS
- LOUNGE AND OPEN PLAN DINING ROOM
- KITCHEN / BREAKFAST ROOM
- TWO DOUBLE BEDROOMS (INCLUDING LARGE MAIN BEDROOM)
- FIRST FLOOR BATHROOM
- SUNNY ASPECT REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- RESIDENTS PERMIT PARKING



Chequers Estate Agents are pleased to offer this deceptively spacious terraced house, situated within a desirable location, close to Pilton Park and only a short level walk to Barnstaple town and a wide range of amenities, The current owners have made recent improvements, to include a new Worcester gas fired boiler, re-plastering in some areas, re-decoration, new carpets in the bedrooms and hallway plus work in the rear garden. The fireplace in the dining room has been opened up and swept.

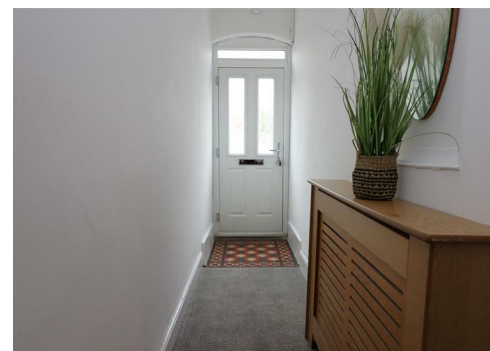


The accommodation briefly comprises of a bright and welcoming hallway, lounge, dining room, generous kitchen / breakfast room with access down to a cellar area and patio doors to rear garden, a large first floor bathroom and two double bedrooms. The main bedroom is a very spacious room with two bedroom double glazed windows to the front aspect. There is a small front garden and a good sized south facing rear garden, with outside W.C and useful garden shed. A great property in a fantastic location.



#### 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

Mosaic tiled floor leading to new fitted carpets, stairs to first floor.

#### LOUNGE 10'8" X 11'9" (3.26 X 3.59)

Double glazed window to front aspect, radiator, fitted carpet, opening to dining room.

#### DINING ROOM 11'9" X 11'5" (3.59 X 3.50 )

Double glazed window to rear aspect, open fireplace, radiator, fitted carpet, door to kitchen.

#### KITCHEN / BREAKFAST ROOM 8'0" X 18'8" (2.44 X 5.71 )

Double glazed window, double glazed patio doors to rear garden, range of cupboards and drawers, ample work surface areas, space for cooker and fridge freezer, plumbing and space for washing machine, radiator, vinyl flooring, door to cellar.

#### FIRST FLOOR LANDING

Airing cupboard housing new Worcester boiler, linen cupboard, fitted carpet.

#### SHOWER ROOM 7'11" X 12'2" (2.43 X 3.72 )

Double glazed window to rear aspect, radiator, W.C, pedestal hand basin, shower cubicle.

#### BEDROOM ONE 14'4" X 12'0" (4.38 X 3.67 )

Two double glazed windows to front aspect, radiator, fitted carpet.

#### BEDROOM TWO 8'7" X 12'8" (2.64 X 3.88 )

Double glazed window to rear aspect, radiator, fitted carpet.

#### OUTSIDE

A gated pathway leads to the entrance door at the front of the house. There is also a small garden area and space to store bins. To the rear is a good sized sunny south facing garden with lawn and patio areas along with outside W.C and useful garden shed.

#### 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.