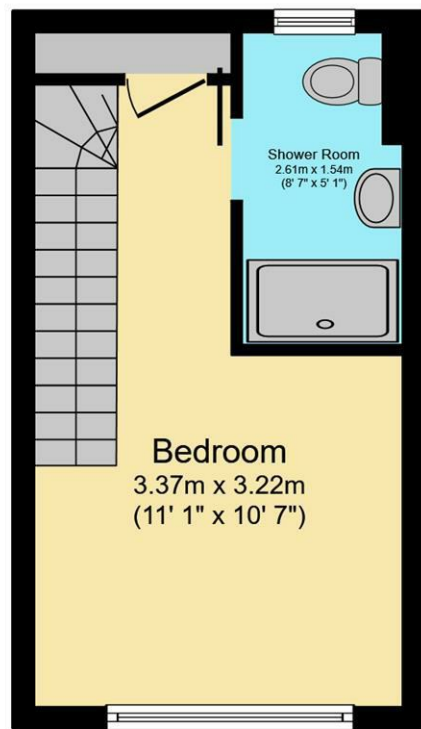


**Ground Floor**

Floor area 22.8 sq.m. (245 sq.ft.)



**First Floor**

Floor area 22.8 sq.m. (246 sq.ft.)

TOTAL: 45.6 sq.m. (491 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

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E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**2 QUEENS MEWS,  
BARNSTAPLE, EX32 7FF**

Chequers Estate Agents are thrilled to offer this fantastic one bedroom duplex style apartment, situated within the town centre of Barnstaple, close to a wide range of amenities. It comes with the remainder of a 999 year lease and share of the freehold, along with its own private entrance and courtyard garden with storage shed. It is considered a great first time buy or buy to let opportunity, along with an excellent 'bolt hole' lock up and leave holiday pad!

**£125,000**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND A



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- DUPLEX STYLE APARTMENT
- PRIVATE ENTRANCE AND SITUATED IN TOWN CENTRE
- OPEN PLAN KITCHEN / LIVING ROOM
- COURTYARD GARDEN WITH USEFUL STORAGE SHED
- DOUBLE BEDROOM WITH HIGH CEILING
- LARGE STYLISH SHOWER ROOM
- ELECTRIC CENTRAL HEATING AND DOUBLE GLAZING
- REMAINDER OF 999 YEAR LEASE AND SHARE OF FREEHOLD
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY



Chequers Estate Agents are delighted to offer this superb duplex style apartment, situated within a tucked away and convenient location close to Barnstaple town centre and a wide range of amenities. This fantastic property was part of a stylish new conversion development, completed in March 2022. It comes with the remainder of a 999 year lease, and share of the freehold, along with the benefit of its own private entrance and courtyard garden with useful storage shed.

The accommodation is finished to a high standard, and briefly comprises of a modern fitted kitchen with a range of integrated appliances, cosy open plan lounge, double bedroom with high ceiling and a luxury en-suite shower room. It is considered a great first buy, or buy to let opportunity, along with an excellent 'bolt hole' lock up an leave holiday pad!

#### 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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

#### KITCHEN 11'6" X 12'9" (3.53 X 3.90 )

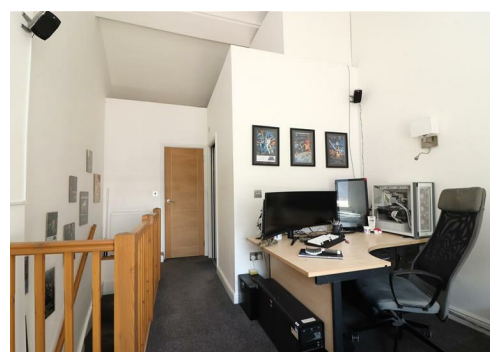
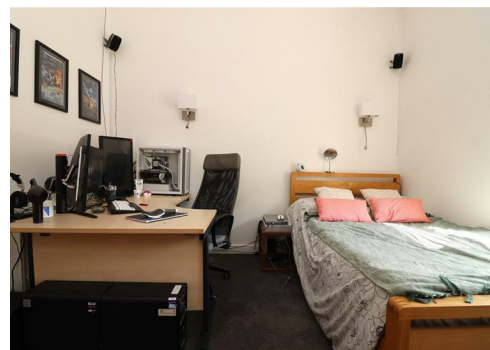
UPVC entrance door to front aspect, double glazed window, stylish fitted kitchen with range of wall and base units, washing machine and dryer, integrated electric oven and hob, extractor hood, slim line dishwasher and fridge freezer, breakfast bar, wood effect vinyl flooring.

#### LOUNGE 11'6" X 8'0" (3.53 X 2.46 )

Cosy area that is open plan, radiator, feature brick effect wall, understairs storage cupboards, telephone and television points.

#### LANDING

Fitted cupboard 1.72M X 0.69M. Opening to bedroom and sliding door to shower room.



#### BEDROOM 10'6" X 11'0" (3.22 X 3.37 )

Double glazed window, high ceiling, bright spacious room, wall lights, radiator, fitted carpet, telephone and television points.

#### EN-SUITE SHOWER ROOM 5'0" X 8'6" (1.54 X 2.61 )

Double glazed opaque window to side aspect, towel radiator, vinyl flooring, walk in shower with glass screen, rain fall style shower. Sink and vanity unit, wall mounted mirror with LED 'no touch' lighting, vinyl flooring.

#### OUTSIDE

The property benefits from its own private courtyard style garden. The courtyard is accessed via a gate giving pedestrian access. There is also the attraction of a pretty water feature.

#### 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.