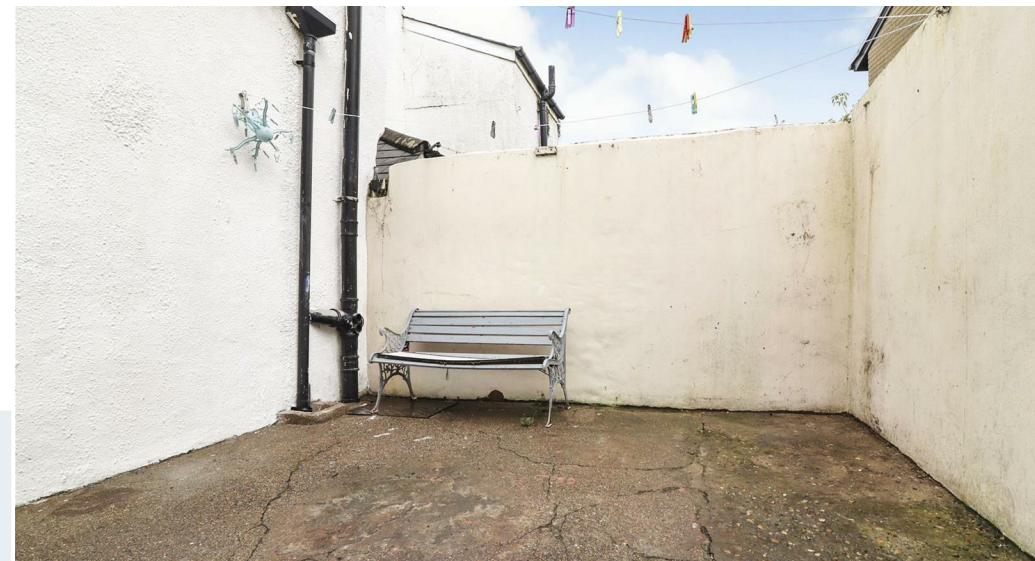


TOTAL: 88.1 m² (948 sq.ft.)

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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**2 PROSPECT COTTAGES, NEWPORT
 BARNSTAPLE, EX32 9AT**

A characterful three bedroom end-terrace house, situated in a tucked away and convenient location with a courtyard garden. Prospect Cottages is the perfect opportunity to add your own stamp and is available with no onward sales chain.

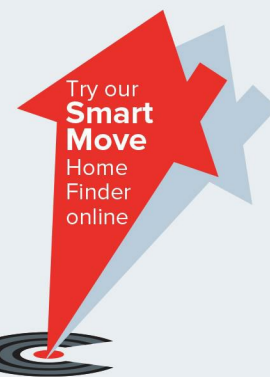
£200,000

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-------------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | 58 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | 1-20 |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

COUNCIL BAND B



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- CHARACTERFUL COTTAGE
- KITCHEN WITH STABLE DOOR TO THE COURTYARD GARDEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- LOW MAINTENANCE COURTYARD GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN



Being situated in the convenient location of Newport this is a spacious 3-bedroom terraced cottage with the benefit of an enclosed, sunny aspect rear courtyard garden and gas fired central heating. The property briefly comprises entrance hallway, a light kitchen with stable door to the garden, spacious dining room with separate living room. On the first floor is a large landing giving access to the 3 bedrooms and bathroom. Outside, to the rear is a fully enclosed low maintenance courtyard.

Overall a truly fantastic investment or first time purchase.

LOCATION - NEWPORT

Prospect Cottages, Newport is a sought-after location and nestled within walking distance to Newport's excellent local amenities. Newport is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor, useful under stairs storage, radiator, laminate flooring.

LIVING ROOM 14'10 X 13'0 (4.52M X 3.96M)

A spacious and light living room with UPVC double glazed window to front elevation. Feature fireplace making a lovely focal point to the room, two radiators, laminate flooring.

DINING ROOM 10'0 X 9'02 (3.05M X 2.79M)

UPVC double glazed window to rear elevation overlooking the courtyard, fitted display cabinet with useful cupboard and housing the gas fired boiler, radiator, laminate flooring.



KITCHEN 11'06 X 6'0 (3.51M X 1.83M)

A fitted kitchen with UPVC double glazed window to rear elevation overlooking the courtyard. Fitted one and a half bowl sink set into work surface with cupboard space below. Further matching wall cabinets and base units, integrated single oven with four ring gas hob, as well as space and plumbing for washing machine and space for small under counter fridge. Radiator, tiled flooring. Stable door giving access to the courtyard.

HALF LANDING CLOAKROOM 4'04 X 2'05 (1.32M X 0.74M)

UPVC double glazed window to side elevation, WC, wash hand basin. Half tiled surround, tiled flooring.

FIRST FLOOR LANDING

A spacious landing with access to the loft space, cupboard with linen shelving and radiator, fitted carpet.

BEDROOM ONE 10'06 X 10'03 (3.20M X 3.12M)

UPVC double glazed window to front elevation with views towards Barnstaple, and beyond. Radiator, fitted carpet.

BEDROOM TWO 8'10 X 6'10 (2.69M X 2.08M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

BATHROOM 5'08 X 4'06 (1.73M X 1.37M)

UPVC double glazed window to rear elevation. Panelled bath with shower over and tiled surround, pedestal wash hand basin. Heated towel rail, laminate flooring.

OUTSIDE

To the front of the property is a small paved area, whilst to the rear is a fully enclosed courtyard garden, a perfect space for potted plants and a table and chairs.

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.