

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

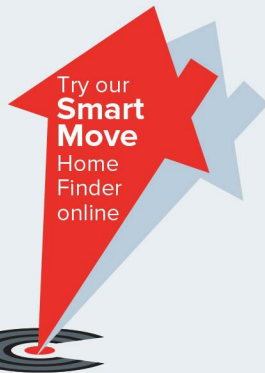
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND **B**



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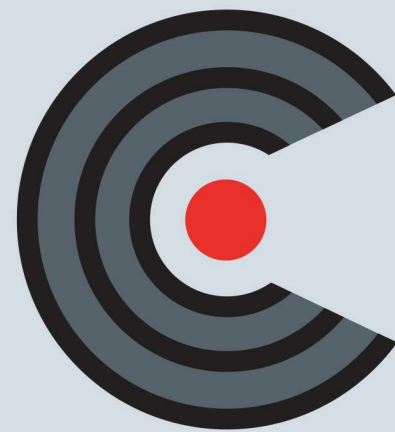


2 PROSPECT COTTAGES, NEWPORT BARNSTAPLE, EX32 9AT

Characterful 3-Bedroom End-Terrace in a Quiet, Convenient Location

Tucked away in a peaceful yet highly convenient spot, Prospect Cottages offers a fantastic opportunity to add your own personal touch. This charming three-bedroom end-terrace house benefits from a private courtyard garden and is offered to the market with no onward chain, making it an ideal choice for both homeowners and investors.

Packed with potential and full of character, this home is perfect for those looking to create something truly special.



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£195,000

- 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



Charming 3-Bedroom Terraced Cottage in the Heart of Newport

Situated in a highly convenient location in Newport, this spacious three-bedroom terraced cottage offers a perfect blend of character and comfort. Boasting gas-fired central heating and a sunny, fully enclosed rear courtyard garden, the property is ideal for both first-time buyers and investors alike.

The accommodation briefly comprises: A welcoming entrance hallway with access to a bright, well-appointed kitchen featuring a stable door leading out to the garden. A generous dining room, perfect for entertaining as well as a separate living room. To the first floor are three bedrooms and a bathroom.

Outside, the rear of the property features a low-maintenance courtyard garden—a private suntrap that's ideal for relaxing or alfresco dining.

Overall, a truly fantastic opportunity in a sought-after location—viewing is highly recommended.

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.