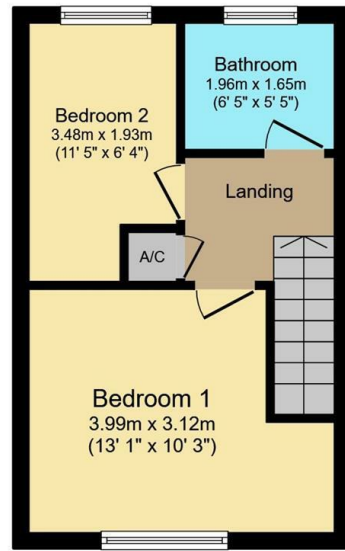


**Ground Floor**  
Floor area 27.2 m<sup>2</sup> (293 sq.ft.)



**First Floor**  
Floor area 26.5 m<sup>2</sup> (285 sq.ft.)

TOTAL: 53.7 m<sup>2</sup> (578 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

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

COUNCIL BAND B



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**6 JUNIPER COURT, ROUNDSWELL**

**BARNSTAPLE, EX31 3RL**

Chequers estate agents are delighted to welcome to the market, this mid terrace house situated within the popular and convenient location of Roundswell. The property benefits from a brand new kitchen, new windows, new carpets and redecoration throughout. There is a good size rear garden, hardstanding parking area for two cars, lounge, kitchen/breakfast room, two bedrooms and a bathroom.

**£224,500**



- MID TERRACE HOUSE
- BRAND NEW KITCHEN, NEW WINDOWS AND NEW DECORATION THROUGHOUT
- LOUNGE WITH BAY WINDOW
- KITCHEN / BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM
- TUCKED AWAY POSITION
- GOOD SIZE REAR GARDEN, BACKING ONTO OPEN SPACE
- CLOSE TO PEDESTRIAN AND CYCLE ROUTE
- NO ONWARD SALES CHAIN



Chequers Estate Agents are pleased to offer to the market, this mid-terrace house, situated in a tucked away position, whilst being close to a pedestrian and cycle pathway. The property benefits from a hardstanding parking area to the front of the house for two cars, and to the rear is a good size garden which backs onto an enclosed communal lawn space, which is an ideal place to relax, play or walk your dog.

The property has recently undergone refurbishment and improvement works, including a brand new kitchen, new windows, new carpets and fresh redecoration throughout.

The accommodation itself offers a generous living room with bay window, kitchen / breakfast room, two bedrooms and a bathroom. It is considered an ideal first time buy, or equally a good investment property as its has been rented out previously, so is proven an excellent buy to let option. It also has the added attraction of being sold with no onward sales chain.

Council tax band 'B'

#### ENTRANCE HALL

Entrance door to front aspect, stairs to first floor, door into lounge.

#### LOUNGE 13'0 X 15'8 (3.96M X 4.78M )

New double glazed bay window to front aspect, radiator, understairs cupboard, new fitted carpet.

#### KITCHEN / BREAKFAST ROOM 13'0 X 7'27 (3.96M X 2.13M )

Window to rear aspect, door leading to rear garden, range of fitted cupboards and drawers, space for small table and chairs, space for fridge / freezer, space for washing machine, built in electric oven and gas hob, sink with draining board, tiled flooring.

#### FIRST FLOOR LANDING

With airing cupboard, new fitted carpet.

#### BEDROOM ONE 13'0 X 10'36 (3.96M X 3.05M )

Window to front aspect, radiator, new fitted carpet.

#### BEDROOM TWO 6'42 X 11'58 (1.83M X 3.35M )

Window to rear aspect, radiator, new fitted carpet.



#### BATHROOM 6'24 X 5'55 (1.83M X 1.52M )

Window to rear aspect, radiator, hand basin, bath with wall mounted shower over, low level W.C, shaver point, part tiled walls.

#### OUTSIDE

To the front of the house is a pathway leading to the main entrance door, along with a small garden area. The property also benefits from a hardstanding / drive area, providing parking for two cars. To the rear is a good sized garden, that has been designed for low maintenance. You will also find a very useful garden shed. The garden backs into a communal open lawn space so enjoys a pleasant outlook.

#### 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.