

TOTAL: 92.3 m<sup>2</sup> (993 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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**21 CLINTON ROAD,  
BARNSTAPLE, EX32 9EA**

Chequers Estate Agents are delighted to present to the market this three bedroom terraced property, in a highly sought after in convenient location of Clinton Road, Newport. The property is available with no onward sales chain, and has the added attraction of a fully enclosed garden and off road parking.

**£254,000**

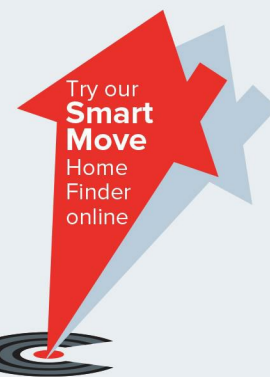
Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND C



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- THREE BEDROOM MID-TERRACE PROPERTY IN THE HEART OF NEWPORT
- OPEN PLAN KITCHEN / DINER
- LIGHT AND SPACIOUS LIVING ROOM
- THREE GOOD SIZE BEDROOMS AND FAMILY BATHROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- PRIVATE OFF ROAD PARKING
- HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- AVAILABLE WITH NO ONWARD SALES CHAIN
- A MUST VIEW!



Chequers Estate Agents welcomes you to view this three bedroom terraced property in the heart of Newport. The property has been a successful investment for a number of years and is now offered to the market with no onward sales chain.

The accommodation briefly comprises: a welcoming entrance hallway with stairs rising to first floor. The hallway leads to the spacious and light living room with feature fireplace, separate dining room, as well as a fitted kitchen with ample cupboard space and useful pantry. The kitchen leads to a rear porch and outhouse.

To the first floor are three bedrooms, two of which are spacious doubles and the third being a single bedroom or perfect office space. To finish the accommodation is a family bathroom with three-piece suite.

To the front of the property is a low maintenance garden, perfect for storing bins and the potted plants. Parking on Clinton road is unrestricted.

To the rear of the property is a fully enclosed garden offering a degree of privacy. The garden has been designed for ease of maintenance and has a useful large shed and flower border. The garden has double wooden gates which allows private off-road parking.

All in all, this truly is a wonderful home and Chequers Estate Agents recommend an internal inspection to appreciate what this property has to offer.

#### LOCATION - NEWPORT

Clinton Road 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 useful under stairs cupboard, stairs rising to first floor, radiator, laminate flooring.

#### LIVING ROOM 11'11 X 11'03 MAX (3.63M X 3.43M MAX )

A light and spacious living room with UPVC double glazed bay window to front elevation. Feature gas fire, making a lovely focal point to this room, radiator, laminate flooring.



#### DINING AREA 11'08 X 11'00 (3.56M X 3.35M)

UPVC double glazed window to rear elevation overlooking the garden, radiator, laminate flooring.

#### KITCHEN 10'07 X 6'05 (3.23M X 1.96M)

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel single bowl sink into work surface with cupboard space below. Integrated single oven with four ring gas hob and extractor above, useful pantry cupboard, with window to side elevation, extensive tiling, tiled flooring.

#### REAR PORCH 7'05 X 4'02 (2.26M X 1.27M )

UPVC double glazed window and doors giving access to the rear garden. Wall mounted combination boiler for the central heating and hot water, space and plumbing for washing machine, tiled flooring.

#### FIRST FLOOR LANDING

A spacious landing area with access to loft, fitted carpet.

#### BEDROOM ONE 10'06 X 12'08 (3.20M X 3.86M )

A light and bright double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BEDROOM TWO 11'08 X 10'02 (3.56M X 3.10M )

A double bedroom with UPVC double glazed window to rear elevation, overlooking the garden, radiator, laminate flooring.

#### BEDROOM THREE 8'07 X 7'0 (2.62M X 2.13M )

A single bedroom or perfect office space with UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BATHROOM 5'10 X 5'09 (1.78M X 1.75M )

Three piece suite comprising panelled bath in a tiled surround with shower over, WC, pedestal, wash and basin. UPVC double glazed, opaque window to rear elevation, radiator, vinyl flooring.

#### OUTHOUSE

A useful storage shed with wooden window to side elevation, fitted shelving, concrete floor.

#### OUTSIDE

To the front of the property is a low maintenance garden, a perfect space to store your bins and for potted plants.

To the rear of the property is a fully enclosed garden which has been designed for ease of maintenance. The garden has a large shed and flower border. The garden also has double wooden gates which allows for private off road parking.

#### 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.