



## 8, CORPORATION STREET, NEWPORT, BARNSTAPLE, EX32 9EE

Prepare to fall in love!

Chequers Estate Agents are delighted to present to the market this beautifully presented, extended two bedroom property in Newport. Having been greatly improved and benefiting from a large landscaped garden and car port, this is an opportunity not to be missed!



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [chequershomes.co.uk](http://chequershomes.co.uk)

# £244,500



- **A BEAUTIFULLY PRESENTED TWO BEDROOM HOME**
- **A PERFECT TURN KEY OPPORTUNITY**
- **COSY LIVING ROOM WITH FURTHER DINING AREA**
- **EXTENDED MODERN KITCHEN WITH PATIO DOORS TO THE GARDEN**
- **TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM**
- **LANDSCAPED PRIVATE REAR GARDEN**
  - **CAR PORT**
- **HIGHLY SOUGHT AFTER LOCATION**
- **CLOSE TO AMENITIES AND FACILITIES**
  - **A MUST VIEW!**



Chequers Estate Agents welcomes you to view this beautifully presented and extended two bedroom terraced house in the heart of Newport. Having been a much loved home and improved throughout, Corporation Street is the perfect turn key opportunity. The property has the added attraction of a fully enclosed, landscaped garden and a carport providing private off road parking for one car.

The property is located within a cul-de-sac forming part of Barnstaple's Newport district and approached via Clinton Road. It stands within easy access of Newport's local shops, medical centre, primary and secondary schools and Rock Park, whilst the main town centre of Barnstaple is only a mile away.

8 Corporation Street is an opportunity not to be missed and has well presented accommodation throughout with new carpets recently being fitted. The accommodation briefly comprises: a welcoming entrance hallway with stairs rising to the first floor. The hallway leads into the two reception rooms. The living room is light and modern, with an open plan area for a dining table. The reception rooms are the perfect space for entertaining family and friends. The modern kitchen has plenty of cupboard space along with some integrated appliances. The kitchen benefits from UPVC double glazed patio doors and overlooks the landscaped, sunny garden. The kitchen was extended in 2006, which truly does make this home unique and stands out from the rest.

To the first floor are two spacious double bedrooms with built in wardrobes and a modern family bathroom. The property also benefits from gas fired central heating with a combination boiler and UPVC double glazed windows and exterior doors. The well presented decor is complimented by internal panelled doors to the main part.

Outside definitely has the 'wow factor'. To the front is a small low maintenance area laid to chippings, a perfect space for potted plants. To the rear of the property is a fully enclosed garden which has been beautifully landscaped by the current owners. The garden is laid to lawn with raised flower borders planted to a variety of shrubs and plants. The garden is peaceful and the perfect space to enjoy a morning coffee or for pets to potter. The garden has a pagoda with climbing shrubs and plenty of space for alfresco dining. Towards the end of the garden is a useful shed and access gate leading to the car port. The car port is a wonderful advantage to this property giving private off road parking for one car. Un-restricted on-road parking is also available.

All in all, this is an excellent opportunity to purchase an improved and comfortable two bedroom home with a large garden and parking; we thoroughly recommend viewing in person to appreciate what this property has to offer.





## LOCATION - BARNSTAPLE

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

## ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, tiled flooring.

## LIVING / DINING ROOM

23'11 x 15'02 max

## LIVING ROOM

14'02 x 11'10

A light and cosy living room with 3 UPVC double glazed windows to front elevation. Useful understairs storage cupboard, radiator, fitted carpet.

## DINING AREA

13'02 x 9'06

A spacious and airy dining area with plenty of space for a large table to enjoy home cooked foods with family and friends. Underfloor heating, tiled flooring.

## KITCHEN

12'03 x 12'02

A modern white gloss kitchen with ample cupboard space. Further matching wall cabinets, inset stainless steel one and a half bowl sink set into work surface with cupboards below. Integrated electric oven with 4 ring electric hob and extractor above, space for upright fridge freezer, space and plumbing for washing machine, plenty of preparation space, underfloor heating, tiled flooring.

## FIRST FLOOR LANDING

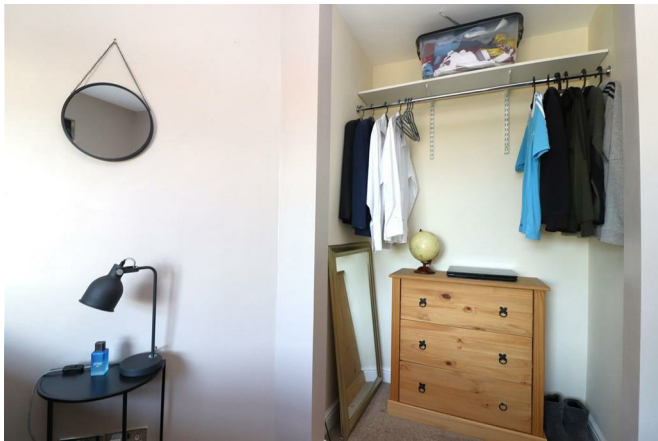
Access to the loft space which is partly boarded. Fitted carpet.

## BEDROOM ONE

11'10 x 10'09

A spacious and light double bedroom with 2 UPVC double glazed windows to front elevation. Triple wardrobe with sliding doors, radiator, fitted carpet.





## BEDROOM TWO

9'09 x 7'11 max

A double bedroom with UPVC double glazed windows to rear elevation overlooking the garden. Walk in wardrobe with hanging rail, cupboard housing the combi boiler, radiator, fitted carpet.

## BATHROOM

6'09 x 6'05

A modern 3 piece white suite comprising panelled P shaped bath in a tiled surround with shower over. W.C, vanity sink unit, heated radiator / towel rail, vinyl flooring, UPVC double glazed opaque window to rear elevation.

## OUTSIDE

To the front of the property is a small low maintenance area, a perfect space for recycling boxes.

To the rear of the property is a fully enclosed garden which has been beautifully landscaped by the current owners. The garden is very unique and truly a space you will fall in love with! It is the perfect extension of the home and a special place to enjoy spending time with family and friends. The garden is laid mainly to lawn with raised flower borders planted to a variety of colourful shrubs and plants. The garden has an area of patio perfect for alfresco dining. Towards the end of the garden is a further lawn area and useful shed. A rear pedestrian gate leads to the carport where there is off road parking for one car.



## VIEWING ARRANGMENTS

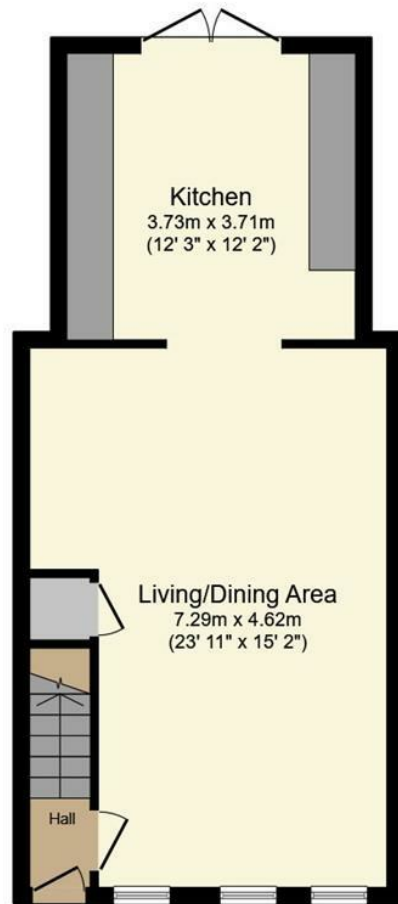
Viewing strictly via the Agent, please call our office on 01271 379 314.

## 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.

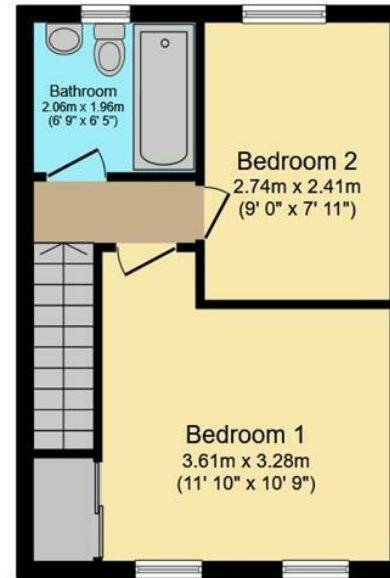






### Ground Floor

Floor area 46.5 sq.m. (500 sq.ft.)

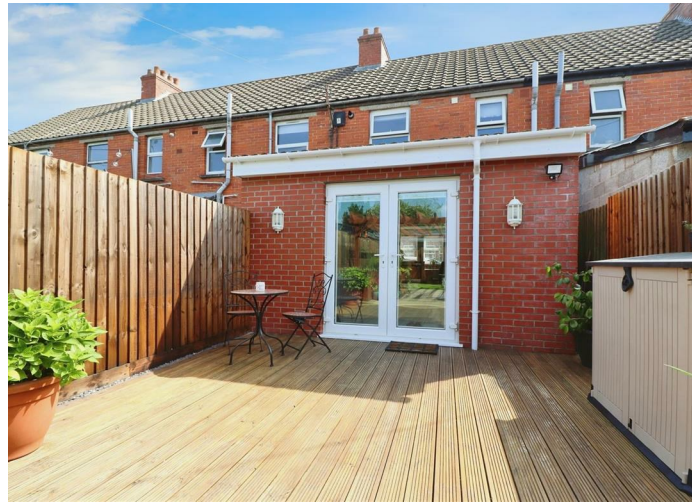


### First Floor

Floor area 32.3 sq.m. (347 sq.ft.)

**TOTAL: 78.8 sq.m. (848 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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INDEPENDENT ESTATE AGENTS  
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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
**T:** 01271 379314 **E:** enquiries@chequershomes.co.uk  
**W:** chequershomes.co.uk

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