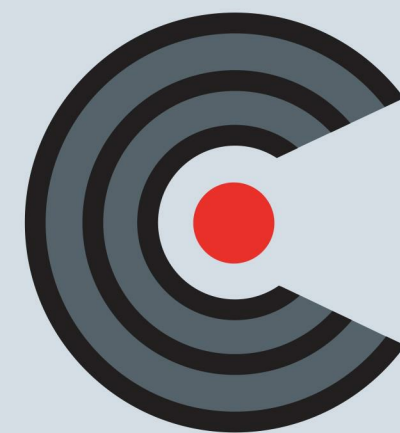


Floor Plan
Floor area 47.5 m² (511 sq.ft.)

TOTAL: 47.5 m² (511 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

T: 01271 379314

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**9 SPEEDWELL CLOSE,
BARNSTAPLE, EX32 8PY**

Chequers Estate Agents are delighted to present this spacious and light ground floor garden apartment. Available to the market with no onward sales chain and benefiting from communal parking and a fully enclosed garden.

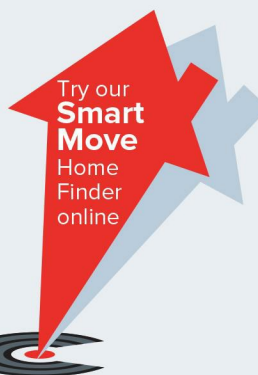
£150,000

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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		

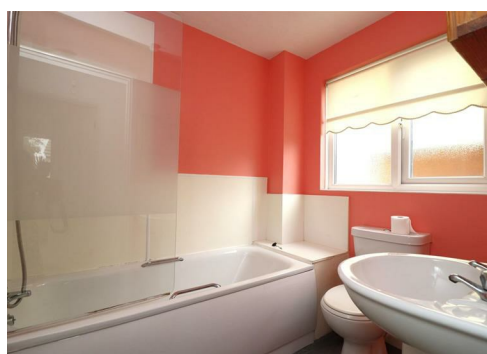
COUNCIL BAND A



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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- GROUND FLOOR GARDEN APARTMENT
- SPACIOUS AND LIGHT LIVING ROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- TUCKED AWAY LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- FULLY ENCLOSED REAR GARDEN
- COMMUNAL PARKING
- NO ONWARD SALES CHAIN
- A MUST VIEW



Chequers Estate Agents welcomes you to view, 9 Speedwell Close, a spacious and light two bedroom ground floor garden apartment. The property has been a successful investment and now is offered to the market with no onward sales chain. The accommodation briefly comprises: the communal hallway with a front door that steps into the light and spacious living room which is a good size and has the added benefit of a large storage cupboard. The living room provides access to all of the other internal rooms. This generous room makes for a sociable area, allowing plenty of room for a sofa set and dining table and chairs. A separate kitchen is fitted with a range of wall and base cupboards and drawers. The kitchen has a built in single oven with four ring hob; space is provided for a washing machine and freestanding fridge/freezer with a stainless steel sink/drain set into the worktop with plenty of preparation space.



Both bedrooms are located towards the opposite end of the reception area, each served by a family bathroom which is equipped with a paneled bath with shower over, WC, and wash hand basin. Bedroom one is a comfortable double room and overlooks the garden. The second bedroom is a single room or a perfect office space and enjoys the added attraction of a door leading to the fully enclosed garden. This apartment comes complete with its' own private outside space, which is a rarity for a property in this area and a wonderful addition to enjoy.

To the front there is ample communal parking, which allows for plenty of space for residents and their guests to park freely.

A side access gate leads to the rear of the property. The garden is laid mainly to lawn with some planted shrubs. It is fully enclosed with fenced borders.

LOCATION - BARNSTAPLE

Speedwell close is tucked away within a no-through road, and located within the convenient residential district of Whiddon Valley, on the edge of Barnstaple. A Tesco superstore, garden centre, corner shop and popular fish & chip shop are all within close walking distance, as is the town centre within around 20/25 minutes.

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.

LIVING ROOM 17'04 X 11'04 (5.18M'1.22M X 3.35M'1.22M)

A spacious and light living room with UPVC double glaze window to front elevation, two useful storage cupboards one housing the water tank, radiator, fitted carpet.



KITCHEN 7'08 X 6'11 (2.13M'2.44M X 1.83M'3.35M)

Fitted kitchen with base units. Further matching wall cabinets and doors. Stainless steel single bowl sink set into work surface with cupboard space below. Integrated single oven with four ring electric hob, space for fridge freezer, as well as space and plumbing for washing machine, vinyl flooring. A wall mounted combination boiler heating system. UPVC double glaze window to front elevation.

BEDROOM ONE 11'08 X 9'0 (3.35M'2.44M X 2.74M'0.00M)

A light and airy double bedroom with UPVC double glaze window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM TWO 9'01 X 8'08 (2.74M'0.30M X 2.44M'2.44M)

UPVC double glaze window and doors, giving access to the rear garden, radiator, fitted carpet.

BATHROOM

A three piece suite comprising panel bath with shower over with a splash-back surround, WC, pedestal wash hand basin. UPVC double glazed window to side elevation, radiator, vinyl flooring.

OUTSIDE

Communal parking is available with the apartment. A side access gate leads to the rear of the property where there is a fully enclosed garden laid mainly to lawn.

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.

AGENTS NOTES

The property has a share of the freehold.
Lease details to be confirmed

The property is held with a 999 year lease from 1986.