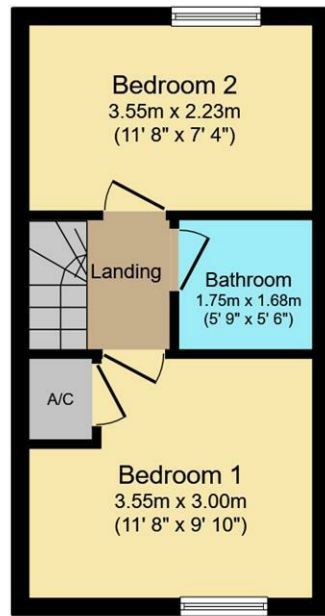


Ground Floor
Floor area 26.6 sq.m. (286 sq.ft.)



First Floor
Floor area 25.4 sq.m. (274 sq.ft.)

TOTAL: 52.0 sq.m. (559 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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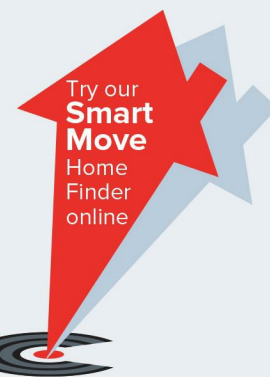
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		95
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND A



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**39 LABURNUM DRIVE,
BARNSTAPLE, EX32 8PX**

Chequers Estate Agents are pleased to offer this modern two bedroom terrace house, situated in Laburnum Drive cul-de-sac. It benefits from low maintenance gardens, ample communal parking, UPVC double glazing and electric heating. It is being sold with no onward chain, has been recently redecorated, and is considered an ideal first time buy or buy to let opportunity with excellent rental potential.

£172,000

- MID-TERRACE HOUSE
- LOUNGE / DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- SOUTH FACING LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL SHOPS, BARUM GATE INN, ORCHARD VALE SCHOOL & TESCO'S SUPERSTORE
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer for sale No. 39 Laburnum Drive, a modern two bedroom terraced house, situated in a cul-de-sac and close to local shops, Barum Gate Inn, Orchard Vale school and Tesco's superstore. The property is available with no onward chain, having been recently decorated, and is considered ideal for first time buyers, or buy to let purchasers looking for a great investment, with excellent rental potential.

The accommodation is arranged on two floors and benefits from electric heating and double glazed windows. The ground floor offers a kitchen / breakfast room and a good sized lounge / diner with understairs storage and door opening out to the back garden. The first floor comprises of two double sized bedrooms a bathroom with electric shower above the bath.

Outside there is a low maintenance graveled garden area and path leading to the front door. There is also a useful meter cupboard / bin storage and ample communal car parking within the cul-de-sac. To the rear is an enclosed south facing paved patio garden with a gate providing rear pedestrian access. There is also a useful garden shed included in the sale.

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

ENTRANCE HALL

Door to front aspect, opening to kitchen.

KITCHEN 11'7" X 7'7" (3.55 X 2.33)

Double glazed window to front aspect, range of cupboards and drawers, space for cooker, space for fridge/freezer, sink with draining board, space and plumbing for washing machine, double glazed door to front aspect, new vinyl flooring.



LOUNGE 11'7" X 15'6" (3.55 X 4.73)

Double glazed window to rear aspect, aeroflow digital thermostat electric radiator, stairs to first floor, under stairs storage cupboard, new fitted carpet.

FIRST FLOOR LANDING

Doors off to bedrooms and bathroom.

BEDROOM ONE 11'7" X 9'10" (3.55 X 3.00)

Double glazed window to front aspect, electric panel heater, new fitted carpet.

BEDROOM TWO 11'7" X 7'3" (3.55 X 2.23)

Double glazed window to rear aspect, electric panel heater, new fitted carpet.

BATHROOM 5'6" X 5'8" (1.68 X 1.75)

Bath with tiled surround and shower over with screen, hand basin with cabinet below, W/C, new vinyl flooring.

OUTSIDE

A pathway leads to front door. There is also a small low maintenance garden area to the front, along with meter cupboard and communal parking area. To the rear is a larger enclosed courtyard garden, with shed and gate providing pedestrian access.

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.