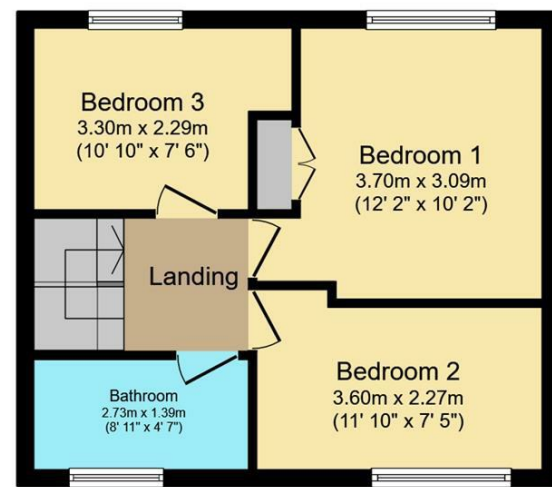


Ground Floor
Floor area 44.4 sq.m. (478 sq.ft.)



First Floor
Floor area 35.6 sq.m. (384 sq.ft.)

TOTAL: 80.1 sq.m. (862 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

Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

COUNCIL BAND A



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7 FRANKMARSH PARK, BARNSTAPLE, EX32 7HN

Chequers Estate Agents are pleased to offer 7 Frankmarsh Park, to the market for sale. Situated within a popular and convenient location, it benefits from front and rear gardens, garage en-bloc, double glazing, and gas central heating. This three bedroomed property is considered an ideal family home, with potential to refurbish and modernise further. No onward chain.

£185,000

- MID TERRACED HOUSE
- LOUNGE
- KITCHEN / DINER
- CONSERVATORY
- GROUND FLOOR W.C
- THREE BEDROOMS
- BATHROOM
- FRONT AND REAR GARDENS, GARAGE EN-BLOC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer this light and spacious, three bedroom terraced property, to the market for sale. It benefits from front and rear gardens, distant countryside views, garage en-bloc, double glazing and gas central heating. Situated within a popular and convenient location, it is close to Barnstaple and facilities and within walking distance to Barnstaple town centre.

The accommodation in brief comprises of an entrance hall, cloakroom/W.C, lounge, spacious kitchen/diner, conservatory, three bedrooms and a bathroom. The property has been priced competitively to allow for some general refurbishment and modernisation. It also offers the added attraction of being sold with no onward chain.

LOCATION

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 HALL

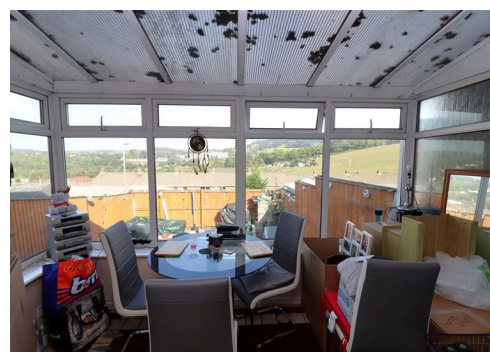
Double glazed entrance door, cloak space, radiator, engineered wood flooring.

LOUNGE 11'5" X 10'9" (3.50 X 3.29)

Double glazed window overlooking front garden, engineered wood flooring.

KITCHEN / DINER 21'0" X 7'1" (6.41 X 2.17)

Bifold door to hallway, understairs storage cupboard, double glazed door to rear garden, double glazed window to rear aspect, range of fitted cupboards and drawers, space and plumbing for washing machine, space for range cooker, sink with draining board, space for fridge/freezer, vinyl flooring, opening through to dining room, double glazed sliding door to conservatory.



CONSERVATORY 12'2" X 8'0" (3.71 X 2.44)

Double glazed windows to side and rear aspect, laminate flooring, lovely views over rear garden and countryside in the distance.

FIRST FLOOR LANDING

Airing cupboard, loft access, fitted carpet.

BEDROOM ONE 9'11" X 12'3" (3.04 X 3.75)

Double glazed window to rear aspect, countryside views, radiator, fitted carpet.

BEDROOM TWO 11'9" X 5'10" (3.60 X 1.79)

Double glazed window to front aspect, radiator, fitted carpet.

BEDROOM THREE 10'9" X 7'6" (3.30 X 2.29)

Double glazed window to rear aspect, countryside views, radiator, fitted carpet.

BATHROOM 8'11" X 4'6" (2.73 X 1.39)

Double glazed window to front aspect, radiator, bath with shower over, W.C, hand basin with vanity cabinet below, tiled flooring.

OUTSIDE

To the front of the property is a gated pathway leading to the entrance door. There is a low maintenance garden area to both sides of the path. To the rear is an enclosed larger garden that enjoys a pleasant outlook. A gate gives pedestrian access to the rear and nearby en-bloc garage.

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.