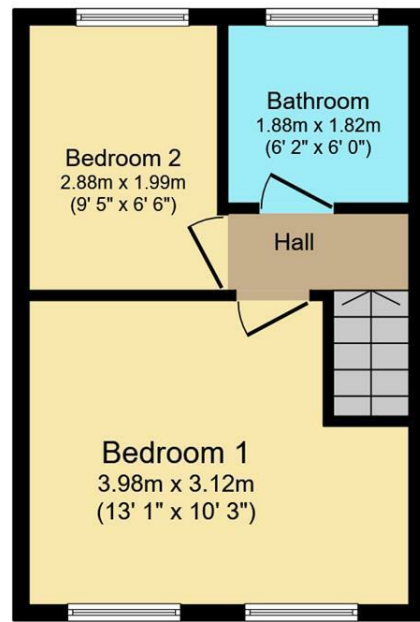


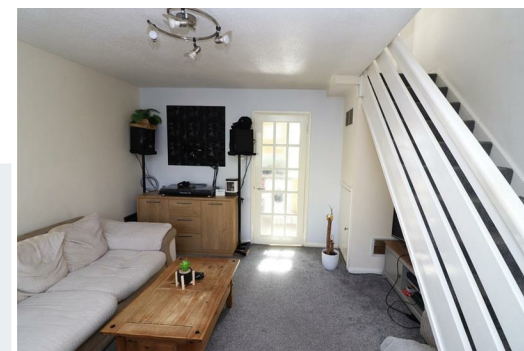
**Ground Floor**  
Floor area 26.2 m<sup>2</sup> (282 sq.ft.)



**First Floor**  
Floor area 24.4 m<sup>2</sup> (263 sq.ft.)

**TOTAL: 50.6 m<sup>2</sup> (545 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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**COUNCIL BAND A**



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: enquiries@chequershomes.co.uk  
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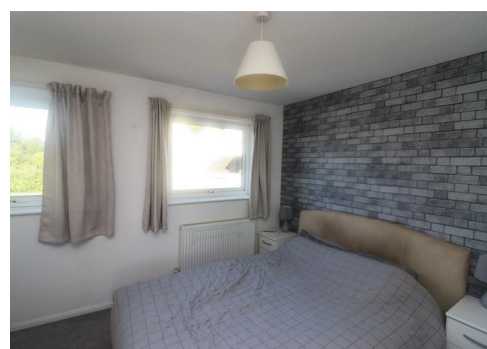
**8 WALNUT WAY, BARNSTAPLE, EX32 7RF**

Chequers Estate Agents are pleased to offer for sale 8 Walnut Way, a modern two bedroom end terraced house, situated within the popular Whiddon Valley development on Barnstaple town outskirts. It benefits from gas central heating, double glazing and an enclosed rear garden with pedestrian access, leading to an off road parking area.

**£184,950**



- MODERN END TERRACE HOUSE
- POPULAR WHIDDON VALLEY LOCATION ON BARNSTAPLE TOWN OUTSKIRTS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FRONT GARDEN AND ENCLOSED REAR GARDEN WITH PEDESTRIAN ACCESS
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- COMMUNAL PARKING
- NO ONWARD CHAIN!



Chequers Estate Agents are pleased to offer for sale 8 Walnut Way, a modern end terraced house, situated within the popular Whiddon Valley development on Barnstaple town outskirts. This attractive modern home has well presented accommodation, and benefits from gas central heating and double glazing. The accommodation is on two floors and includes entrance porch, lounge with open plan staircase and fitted kitchen with space for appliances. On the first floor there are two bedrooms and a bathroom.

Externally there are easy to maintain front and rear gardens, with the rear garden offering pedestrian access, that leads to extensive communal parking. The property is being offered 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 PORCH

Double glazed entrance door, double glazed window, cupboard housing boiler and meters, inner door to lounge.

#### LOUNGE 13'0" X 12'11" (3.98 X 3.96)

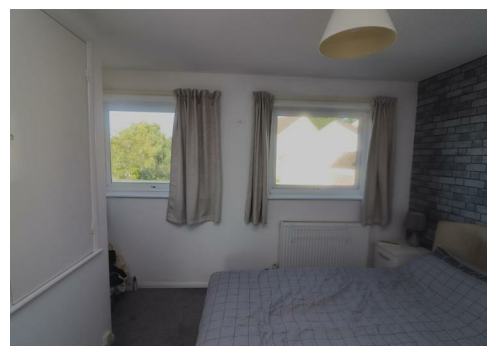
Double glazed window to front aspect, radiator, stairs to first floor, understairs cupboard, fitted carpet.

#### KITCHEN / DINER 13'0" X 6'6" (3.98 X 2.0)

Double glazed window to rear aspect, double glazed door leading to rear garden, range of fitted cupboards and drawers, space for table and chairs, space for cooker and fridge/freezer, space and plumbing for washing machine, radiator, sink with draining board, tiled flooring, radiator.

#### FIRST FLOOR LANDING

Doors off to bedrooms and bathroom, fitted carpet.



#### BEDROOM ONE 13'0" X 10'2" (3.98 X 3.12)

Two double glazed windows to front aspect, radiator, fitted carpet.

#### BEDROOM TWO 6'6" X 9'5" (1.99 X 2.88)

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

#### BATHROOM

Double glazed window to rear aspect, bath with shower over, pedestal hand basin, W.C, vinyl flooring.

#### OUTSIDE

To the front of the property is a low maintenance garden area. To the rear is an enclosed garden designed for easy maintenance. There is also a useful garden shed and gate providing pedestrian access to the rear. There is ample communal parking, to the rear of the property.

#### 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.