

Floor Plan
Floor area 64.4 m² (693 sq.ft.)

TOTAL: 64.4 m² (693 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
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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W: chequershomes.co.uk

FLAT 6, BROOKDALE 62 SOUTH STREET, BRAUNTON, EX33 2AN

Chequers Estate Agents are delighted to offer this superb top floor apartment, situated close to the heart of Braunton and its fabulous local amenities. Set within a well maintained and managed period building, it benefits from a bright and spacious open plan living room with fitted kitchen and dining area, large double bedroom, bathroom, private designated parking, visitors parking and a very useful communal bike store. It is being sold with no onward chain and is considered an ideal first time buy or buy to let opportunity.

£164,950

- SUPERB TOP FLOOR ONE BEDROOM APARTMENT
- CLOSE TO THE HEART OF BRAUNTON AND VILLAGE AMENITIES
- FANTASTIC OPEN PLAN LIVING/DINING ROOM/KITCHEN
- LARGE DOUBLE BEDROOM
- BATHROOM
- DOUBLE GLAZING AND ELECTRIC HEATING
- PRIVATE PARKING
- COMMUNAL BIKE STORE
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY
- NO ONWARD CHAIN

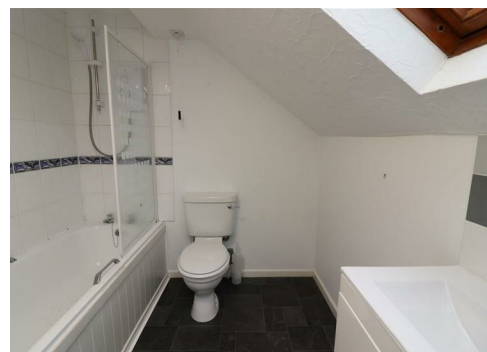


Chequers Estate Agents are delighted to offer this superb top floor apartment, located in the heart of this much sought after village, with a wide range of local amenities. This is a rare opportunity to buy a spacious one-bedroom apartment in a fantastic location and within this price range. It offers a very generous and flexible open plan living area with dining space and fitted kitchen with breakfast bar, along with a large double bedroom and bathroom with shower over the bath. Benefiting from a reserved parking space, visitors parking, communal bike storage, and secure entry phone access, double glazing, and electric heating. It is considered an ideal first time buy, holiday home or buy to let opportunity with excellent rental potential. It also has the added attraction of being sold with no onward chain, so may appeal to buyers looking for a swift completion.



ENTRANCE HALL

Stairs to half landing and stairs up to main entrance door, window to rear aspect.



HALLWAY

Spacious area, cloak space, radiator, eaves storage area, laminate flooring.

LOUNGE / KITCHEN / DINING AREA 20'2" X 15'8" (6.15 X 4.79)

Open plan living area, bright and double aspect room. two large velux windows, radiator, laminate flooring, fitted open plan kitchen with range of cupboards and drawers, sink with draining board, built in electric oven with electric hob and extractor over, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, breakfast bar.



BEDROOM 12'11" X 12'4" (3.95 X 3.78)

Large double bedroom, velux window, radiator, eaves of storage area, laminate flooring, airing cupboard, fitted wardrobe.

BATHROOM 6'9" X 9'10" (2.08 X 3.0)

Velux window, towel radiator, bath with shower over and tiled surround, W.C, hand basin with vanity cabinet below, vinyl flooring.

OUTSIDE

To the front of the building is a pathway, leading from South Street, giving pedestrian access to the rear and allowing easy access to the village and local amenities. There is also a private parking space, visitors parking area and a communal bike store and communal bin storage area.

AGENTS NOTE

Building is managed by Gibbs property management.

Lease: 999 years Lease which commenced on 1st January 1999.

Service charge: £1440 per annum, includes the maintenance of the outside and cleaning of the communal areas.

Ground Rent - £0

The lease details are recommend to be checked with the solicitor.

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.