

TOTAL: 62.1 sq.m. (669 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

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

27 WOOLBARN LAWN, BARNSTAPLE, EX32 8PQ

Chequers Estate Agents are delighted to offer this modern two bedroom terraced house, situated within a tucked away cul de sac, close to a wide range of amenities and attractions. It benefits from bright and well presented accommodation, along with ample communal parking, low maintenance garden and excellent addition, including the very useful entrance porch and conservatory, which increases living space.

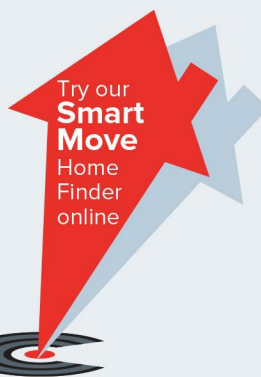
£180,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(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



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
 T: 01271 379314 E: enquiries@chequershomes.co.uk
 W: chequershomes.co.uk



- MODERN TERRACED HOUSE
- SITUATED IN A TUCKED AWAY CUL-DE-SAC
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- ENTRANCE PORCH
- LOUNGE
- FITTED KITCHEN WITH BREAKFAST BAR
- CONSERVATORY
- TWO BEDROOMS
- SHOWER ROOM WITH LUXURY SPA SHOWER
- LOW MAINTENANCE REAR GARDEN & AMPLE OFF ROAD COMMUNAL PARKING



Chequers Estate Agents are delighted to offer this modern terraced house, situated within a tucked away position, yet close to a wide range of amenities. It has been improved and well maintained by the current vendor, offering bright and well presented accommodation throughout. There is also added attraction of a low maintenance rear garden and ample communal parking to the front of the property, making daily life easy and comfortable.

There are excellent additions to the original property, including a very useful entrance porch, which provides cloak and boot space and a conservatory which enhances the living space and allows easy access to the garden.

The remaining ground floor accommodation includes a cosy lounge and a modern fitted kitchen with a range of appliances and breakfast bar. The first floor does not disappoint with two well proportioned bedrooms and a bathroom with luxury spa shower. All in all, a great property in a desirable location.

ENTRANCE PORCH 6'7" X 2'11" (2.02 X 0.91)

Double glazed door and windows, cloak and boot space, meter cupboards, vinyl flooring, inner double glazed door leading to lounge.

LOUNGE 13'0" X 13'3" (3.97 X 4.05)

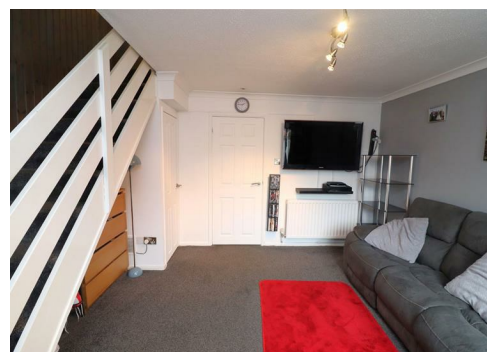
Double glazed window to front aspect, radiator, understairs fitted cupboard, fitted carpet.

KITCHEN / BREAKFAST ROOM 13'0" X 7'1" (3.97 X 2.18)

Double glazed window to rear aspect, double glazed door leading to conservatory, radiator, range of fitted cupboards and drawers, space for fridge freezer, space and plumbing for washing machine, sink with draining board, electric double oven, integrated gas hob, space for microwave, breakfast bar, wall mounted gas combi boiler, laminate flooring.

CONSERVATORY 10'2" X 9'8" (3.12 X 2.97)

Double glazed sliding door leading to rear garden, double glazed windows, two double power points, lighting, vinyl flooring.



FIRST FLOOR LANDING

Fitted carpet, access to loft via large loft hatch, doors off to bedrooms and bathroom.

BEDROOM ONE 13'0" X 10'0" (3.97 X 3.07)

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

BEDROOM TWO 6'7" X 9'4" (2.02 X 2.85)

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

BATHROOM 5'7" X 5'11" (1.72 X 1.82)

Double glazed window to rear aspect, W.C, pedestal hand basin, bath with luxury spa shower over, towel radiator, laminate flooring.

OUTSIDE

To the front of the property is a small low maintenance garden area, along with a paved pathway leading to the entrance porch. Ample communal parking can be found directly in front of the property. To the rear is a low maintenance garden, comprising of patio and artificial grass areas. A gate gives pedestrian access to the rear garden, leading to the communal parking area.

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.