



TOTAL: 90.8 sq.m. (977 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
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 C

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

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**3 SPEEDWELL CLOSE,  
 BARNSTAPLE, DEVON, EX32 8PY**

Chequers Estate Agents are delighted to present to the market, a three bedroom semi detached property in the heart of Speedwell Close, Whiddon Valley. The property has been a successful investment property and benefits from a single garage, off road parking and a fully enclosed garden and is available to the market with no onward sales chain.

**£265,000**

- SEMI - DETACHED THREE BEDROOM FAMILY HOME
- IN NEED OF SOME UPDATING
- MODERN KITCHEN
- SPACIOUS AND LIGHT LIVING ROOM
- THREE BEDROOMS AND A FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- GARAGE AND DRIVEWAY
- FULLY ENCLOSED GARDEN
- NO ONWARD SALES CHAIN
- A MUST VIEW!



Chequers Estate Agents of Barnstaple are proud to present this three-bedroom semi-detached house within a popular residential location of Speedwell Close, within short walking distance of a regular bus service and amenities including a primary school and supermarket. This property boasts many qualities and the accommodation briefly comprises: A welcoming hallway with lounge / diner off enjoying sliding doors to the conservatory. Fitted kitchen with ample of cupboard space and a door leads to the sunny rear garden. To the first floor are three bedrooms and a family bathroom. To the front of the property is a single garage and off-road parking for one car whilst a gate leads to the rear fully enclosed garden laid mainly to patio for ease of maintenance.



Overall this property provides excellent family accommodation and overall is situated in a popular area of Westacott and Chequers Estate Agents of Barnstaple recommend an internal inspection to appreciate what this property has to offer. Speedwell Close is available to the market with no onward sales chain.

#### SITUATION

Speedwell close is tucked away within a no-through road, and located within the convenient residential district of Whiddon Valley, on the edge of Barnstaple. A Tesco superstore, garden centre, corner shop and popular fish & chip shop are all within close walking distance, as is the town centre within around 20/25 minutes.



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 HALLWAY

A welcoming entrance hallway with stairs rising to first floor landing, radiator, laminate flooring.



#### KITCHEN 8'2 X 7'7 (2.49M X 2.31M )

A modern fitted kitchen with plenty of cupboards, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboards below, integrated single oven and four ring gas hob, space for washing machine and under counter fridge. Serving hatch to dining area, laminate flooring, useful cupboard and wall mounted boiler, UPVC double glazed windows and door to garden.

#### LOUNGE / DINER 21'9 X 10'7 MAX (6.63M X 3.23M MAX )

A spacious and light living room with double glazed window to front elevation, two radiators, fitted carpet, serving hatch to dining area, double doors to conservatory.

#### CONSERVATORY 8'6 X 7'9 (2.59M X 2.36M )

Wooden glazed windows to rear elevation and sliding doors to the garden, tiled flooring.

#### FIRST FLOOR LANDING

A spacious landing with useful overstairs storage, access to the loft, fitted carpet.

#### BEDROOM ONE 10'5 X 8'7 (3.18M X 2.62M )

A spacious double bedroom with PVC double glazed window to rear elevation, radiator, laminate flooring.

#### BEDROOM TWO 11'3 X 9'7 (3.43M X 2.92M )

A double bedroom with PVC double glazed windows to front elevation, radiator, laminate flooring.

#### BEDROOM THREE 7'8 X 7'1 (2.34M X 2.16M )

A single bedroom with PVC double glazed window to rear elevation overlooking the garden, radiator, laminate flooring.

#### BATHROOM 6'8 X 5'9 (2.03M X 1.75M )

A 3 piece white suite comprising panelled bath in a tiled surround with shower over, W.C, pedestal wash basin, radiator, laminate flooring, UPVC double glazed window to front elevation.

#### GARAGE

Up and Over Door.

#### OUTSIDE

To the front of the property is a driveway providing off road parking for one car. There is a small front garden laid to lawn with pathway leading to the front door. To the rear of the property is a fully enclosed garden which is laid to patio perfect for alfresco dining. There is a rear access gate.