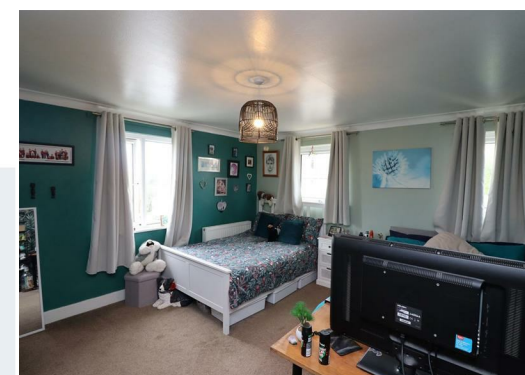


### Floor Plan

Floor area 67.5 m<sup>2</sup> (726 sq.ft.)

TOTAL: 67.5 m<sup>2</sup> (726 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

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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



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## 11 BREWER ROAD, BARNSTAPLE, EX32 8EX

Chequers Estate Agents are pleased to present this spacious 2 bedroom first floor flat, benefitting from modern, well presented accommodation, private driveway parking for 3/4 cars, large garden and useful storage outbuilding and shed, along with countryside and town views to the front of the property.

# £170,000

- PURPOSE BUILT FIRST FLOOR FLAT
- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- PRIVATE DRIVEWAY PARKING FOR 3/4 CARS
- LARGE ENCLOSED GARDEN
- STORAGE OUTBUILDING AND SHED
- LOUNGE / DINER
- STYLISH FITTED KITCHEN
- MODERN SHOWER ROOM
- TWO DOUBLE BEDROOMS (BOTH WITH BUILT IN WARDROBES)
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY



Chequers Estate Agents are pleased to offer this spacious purpose built first floor flat, benefitting from private driveway parking for 3/4 cars, large enclosed garden, useful storage outbuilding and distant countryside views from the front of the property. Having been refurbished and modernised in recent years, it offers generous and well presented accommodation throughout, complimented by UPVC double glazing and gas fired central heating.

In brief, the property comprises of a lounge / diner, stylish fitted kitchen, modern shower room and two double bedrooms, with potential to create a third single bedroom.

#### 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

UPVC double glazed entrance door, stairs to first floor, UPVC double glazed window to side aspect, stairs with rail leading to first floor.

#### FIRST FLOOR LANDING

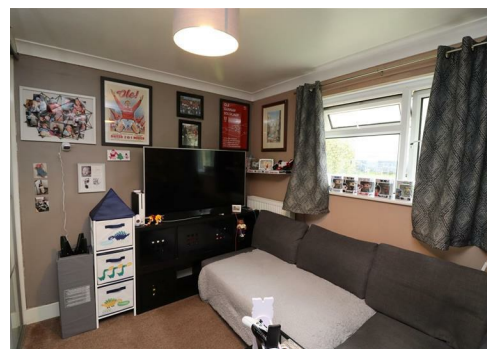
Fitted carpet loft hatch, radiator, spot lighting.

#### LOUNGE 16'10" X 12'3" (5.14 X 3.75 )

UPVC double glazed window to front aspect, radiator, electric fire with fitted shelf over, fitted cupboard, fitted carpet, spot lighting, coved ceiling.

#### KITCHEN 9'11" X 8'11" (3.03 X 2.73 )

UPVC double glazed window to rear aspect, range of fitted cupboards and drawers, one and a half bowl sink with draining board, built in electric double oven and microwave, space and plumbing for washing machine, built in gas hob with extractor hood over, space for fridge/freezer, part tiled walls, laminate flooring, spot lighting.



#### BEDROOM ONE 14'1" X 13'3" (4.31 X 4.05 )

Large double bedroom, UPVC double glazed windows to front and side aspects, radiator, fitted wardrobe, fitted carpet, potential for 3rd single bedroom.

#### BEDROOM TWO 11'8" X 9'11" (3.58 X 3.04 )

UPVC double glazed window to rear aspect, radiator, fitted wardrobe, fitted carpet.

#### SHOWER ROOM 6'6" X 7'8" (1.99 X 2.36 )

UPVC double glazed window to rear aspect, towel radiator, walk in shower, fully tiled walls, low level W.C, cupboard housing gas fired combination boiler with storage shelves, hand basin, spot lighting, laminate flooring.

#### OUTSIDE

To the front of the property is a private driveway, providing off road parking for 3/4 cars. There is also a raised decked area and pathway leading to the entrance door. There is a large enclosed and private garden, laid mainly to lawn, with a decked terrace area. The property also benefits from a useful brick built storage outbuilding and a wooden storage shed.

#### AGENTS NOTE

Leasehold with the remainder of a 99 year lease with approx 91 years left remaining.

Ground rent / service charge approx £165.00 P/A to include building insurance, payable to North Devon Homes.

#### 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.