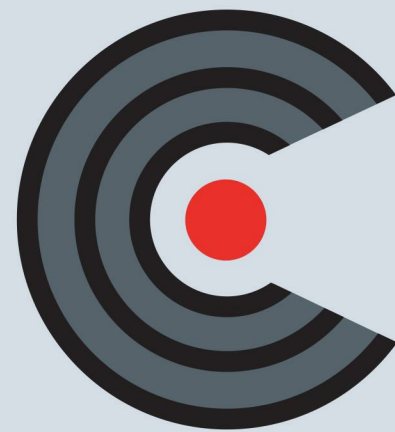


TOTAL: 103.3 sq.m. (1,112 sq.ft.)

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

**4 CATER ROAD, BARNSTAPLE, EX32 9JU**

A spacious 3 bed end terraced house, situated within a desirable residential location, close to a range of amenities. Benefitting from a garage, double driveway, front garden and large rear garden.

**£270,000**

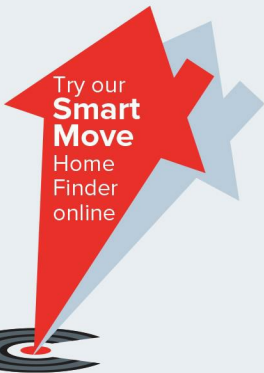
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND B



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- END TERRACED HOUSE
- GARAGE AND DOUBLE DRIVEWAY
- FRONT GARDEN AND LARGE REAR GARDEN
- LOUNGE WITH FIREPLACE
- KITCHEN/DINER
- CONSERVATORY
- THREE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN



**BEDROOM THREE 10'6" X 7'6" (3.22 X 2.31 )**

Double glazed window to front aspect, radiator, laminate flooring, airing cupboard housing gas fired boiler, small single bedroom

**SHOWER ROOM 7'7" X 5'6" (2.32 X 1.68 )**

Opaque double glazed window, shower cubicle, W.C, pedestal hand basin, radiator, extractor fan, tiled walls, shelf unit.

**OUTSIDE**

To the front of the property is a double length driveway providing off road parking for 2 cars. There is also a single garage and garden laid mainly to lawn. To the rear is a large enclosed mature garden, with two useful storage sheds. The rear garden has a large decked terrace, lawn area and low maintenance borders.

**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.



Chequers Estate Agents are pleased to offer this spacious end terraced house for sale, situated within a desirable location, close to a wide range of amenities. It benefits from gas central heating, double glazing, garage with double driveway, front garden and large rear garden. It also offers the potential to extend the accommodation further, subject to necessary planning permissions being granted.

The accommodation in brief comprises of an entrance porch, hallway, lounge with fireplace, kitchen/diner, conservatory, three bedrooms and a shower room. No onward sales chain.

**ENTRANCE PORCH**

Main entrance door, cloak space, radiator, electric meter, gas meter, inner door leading to entrance hall.

**ENTRANCE HALL**

Stairs to first floor, radiator, fitted carpet, door to lounge.

**LOUNGE 13'11" X 13'3" (4.26 X 4.06 )**

Double glazed window, radiator, fireplace with electric fire inset, fitted carpet, understairs storage cupboard.

**KITCHEN/DINER 16'11" X 8'6" (5.16 X 2.60 )**

Double glazed windows, radiator, range of cupboards and drawers, space and plumbing for washing machine, space for cooker and fridge/freezer, dining space, tiled flooring.

**CONSERVATORY 13'6" X 10'0" (4.12 X 3.06 )**

Double glazed windows, doors to garden, radiator, laminate flooring.

**FIRST FLOOR LANDING**

Fitted cupboard over stairs, loft hatch, fitted carpet.

**BEDROOM ONE 13'6" X 9'1" (4.12 X 2.77 )**

Double glazed window to front aspect, radiator, laminate flooring.

**BEDROOM TWO 8'11" X 8'5" (2.73 X 2.58 )**

Double glazed window to rear aspect, radiator, laminate flooring.