



**Floor Plan**  
Floor area 68.8 m<sup>2</sup> (741 sq.ft.)

TOTAL: 68.8 m<sup>2</sup> (741 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](http://www.Propertybox.io)

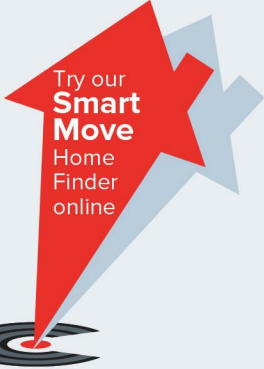
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND



**CHEQUERS**  
INDEPENDENT ESTATE AGENTS  
Smart Move

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**26 KLEAVES FORT STREET,  
BARNSTAPLE, EX32 8BJ**

Chequers Estate Agents are delighted to offer for sale this spacious two bedroom ground floor apartment with its own courtyard garden. Available to the market with no onward sales chain.



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**£145,000**

- GROUND FLOOR APARTMENT
- KITCHEN
- LIGHT AND SPACIOUS LIVING ROOM
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- PRIVATE ENTRANCE
- SOUGHT AFTER LOCATION
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view this spacious and light two double bedroom ground floor apartment in the sought after location of Fort Street, Barnstaple. The property has been a successful rental and is offered to the market with no onward sales chain.

#### LOCATION - BARNSTAPLE

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.

#### FRONT PORCH / CONSERVATORY 8'8 X 6'5 (2.64M X 1.96M )

A perfect space for shoes and coats or alternatively could be used as a dining area. UPVC double glazed window overlooking the courtyard garden, tiled flooring.

#### HALLWAY

A useful cupboard housing the newly installed combi boiler, space and plumbing for washing machine, fitted carpet.

#### KITCHEN 10'6 X 6'4 (3.20M X 1.93M )

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers, inset stainless steel single bowl sink set into worksurface with cupboard space below. Space for fridge freezer, space for oven, vinyl flooring.

#### LIVING ROOM 13'6 X 12'5 (4.11M X 3.78M )

A spacious living room with useful downstairs cupboard. Feature chimney making a lovely focal point to the room, radiator, fitted carpet.

#### BEDROOM ONE 12'9 X 11'3 (3.89M X 3.43M )

A spacious and light double bedroom with fitted wardrobe space. UPVC double glazed window to front elevation, radiator fitted carpet.

#### BEDROOM TWO 15'3 X 8'3 (4.65M X 2.51M )

A spacious double bedroom with useful downstairs storage cupboard, UPVC double glazed internal window to conservatory, radiator, fitted carpet.

#### BATHROOM 7'5 X 5'6 (2.26M X 1.68M )

A modern four piece suite comprising corner shower cubicle in a tiled surround, panelled bath with mixer taps, W.C, pedestal wash hand basin. Heated towel rail, vinyl flooring, window to courtyard.

#### OUTSIDE

The apartment is accessed via a private gate leading to the low maintenance courtyard garden. The garden has a patio perfect for a table and chairs as well as raised flower beds. There is also a useful garden shed.

#### 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.

#### AGENT NOTES

Leasehold information: to be confirmed.

