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INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 B



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23 HUGHES AVENUE, BARNSTAPLE, DEVON, EX32 9LN

Are you currently searching for a home in Newport with a garage and garden?

If you are then take a look at this home in Hughes Avenue, a well presented 2 bedroom link detached house located within easy reach of Newport's shops and schools.

£220,000

- Well presented 2 bedroom link detached home
- Gas radiator central heating and wooden double glazed windows
- Spacious and light lounge
- Fitted kitchen with views towards open countryside
- Located at the end of Hughes Avenue cul de sac just off Hollowtree Road and occupying a good size plot with a good size back garden



Chequers Estate Agents of Barnstaple are delighted to offer for sale 23 Hughes Avenue, a modern 2 bedroom semi-detached house with an attached garage and driveway.

Number 23 Hughes Avenue can be found at the end of Hughes Avenue and is tucked away on the left hand side. The Hughes Avenue address is a most convenient one being handy for Newport's amenities which includes shops and schools while the open spaces of rock park and the Tarka Trail are within easy reach. Barnstaple the regional centre for North Devon is 1 mile away and offers a wide choice of shopping and leisure facilities as well as a train and bus station.



The gas centrally heated and wooden double glazed accommodation is arranged over two floors and briefly comprises on the ground floor entrance porch, which leads into the spacious living room. Kitchen with fitted units which overlooks the rear garden. On the first floor there is a bathroom and 2 bedrooms.

Outside the garage has good storage space within the eaves. The back garden is a good size and features a paved seating area leading to a further fenced garden which has plenty of mature shrubs and distant views. A door leads from the garden to the garage.

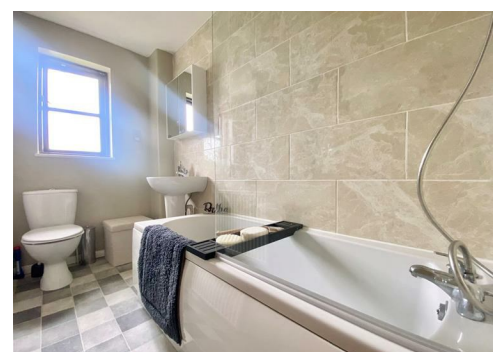
If you have been seeking a 2 bedroom link detached house in the hub of Newport and would like to find one with a garage and good driveway parking then 23 Hughes Avenue will be of particular interest and should be added to your viewing list. Appointments to view can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379 314 or by emailing Claire@chequershomes.co.uk

ENTRANCE PORCH 4'2 X 3'5 (1.27M X 1.04M)

UPVC double glazed door and windows, vinyl flooring

LOUNGE 15'7 X 12'2 (4.75M X 3.71M)

Wooden double glazed windows to front elevation, radiator, stairs to first floor landing, fixed carpet, fuse board



KITCHEN 12'2 X 7'4 (3.71M X 2.24M)

Wooden double glazed window to rear elevation overlooking the garden and door giving access to the garden. A range of fitted cupboards and wall cabinets. Space for cooker with extractor over, one and a half stainless steel sink inset into work surface with cupboards below, matching drawers. Space for upright fridge / freezer, wall mounted boiler supplying central heating system, space for dining table, space for washing machine, lino flooring

FIRST FLOOR LANDING

Airing cupboard with handy shelving, radiator and fitted carpets

BEDROOM ONE 10'1 X 8'9 PLUS RECESS (3.07M X 2.67M PLUS RECESS)

Two wooden double glazed windows to front elevation, fitted double wardrobe, radiator, fitted carpet

BEDROOM TWO 9'5 X 7'1 (2.87M X 2.16M)

Wooden glazed double window to rear elevation with views, radiator, fitted carpet

BATHROOM 9'5 X 4'9 (2.87M X 1.45M)

Modern panelled bath with shower over in tiled surround, pedestal basin, W.C, wooden double glazed window to rear elevation, radiator, vinyl flooring, shaver socket

OUTSIDE

To the front of the property is private driveway parking providing off road parking for one car. Whilst to the rear is a fully enclosed well established garden with distance views to the open countryside. The garden has a raised patio with flower borders and well established shrubs with paved pathways leading down to a perfect seating area.

GARAGE

Up and over door, window to rear elevation, side pedestrian door to garden.

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.