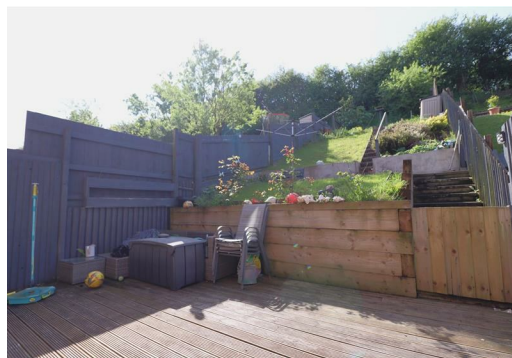




(any total floor area), openings and orientations are
any agreement. No liability is taken for any error, omission or



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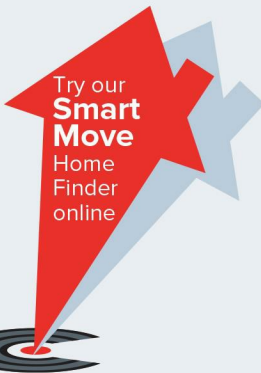
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

COUNCIL BAND



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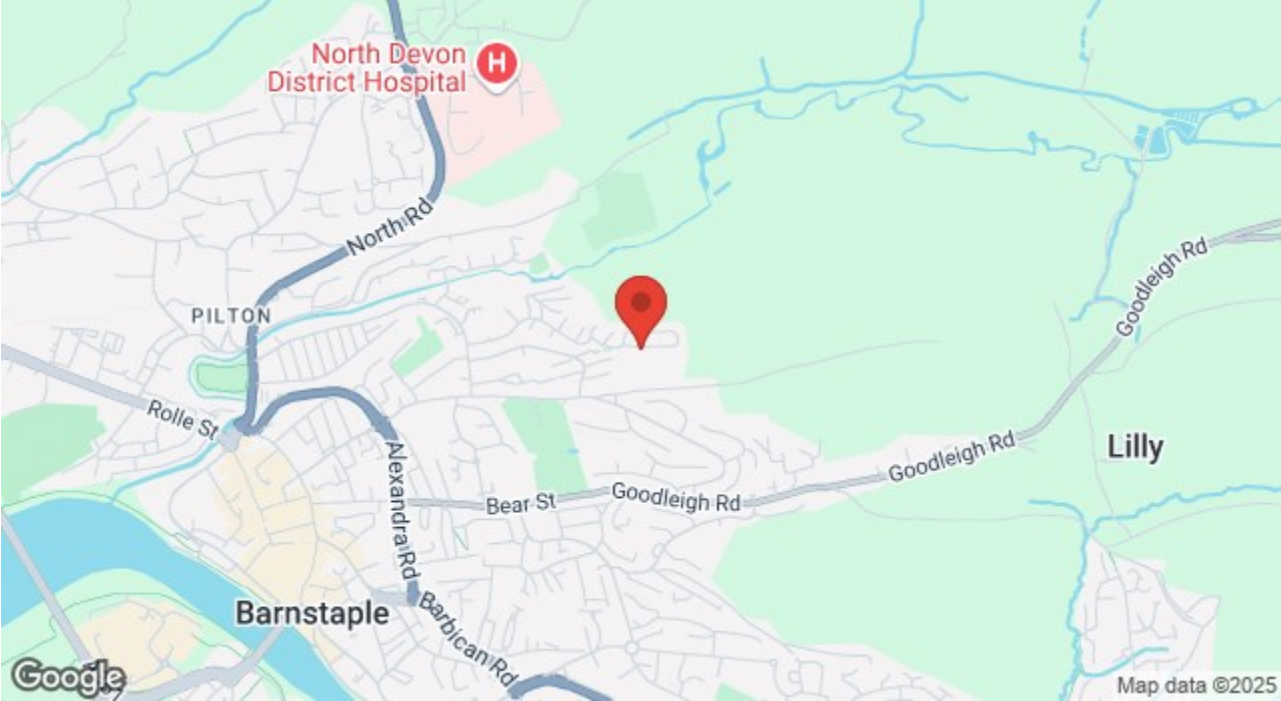


**44 SILVERWOOD HEIGHTS,
BARNSTAPLE, EX32 7RJ**

A modern semi-detached 4 bedroom house, with spacious and flexible accommodation arranged over three floors. Benefitting from driveway parking for one car, large integral garage and generous rear terraced garden. No onward chain.

£272,000

- MODERN SEMI-DETACHED HOUSE
- ACCOMMODATION OVER THREE FLOORS
- DRIVEWAY AND LARGE INTEGRAL GARAGE WITH UTILITY AREA
- WALKING DISTANCE TO TOWN AND LOCAL AMENITIES
- 4 BEDROOMS (ONE EN-SUITE)
- LOUNGE WITH JULIET BALCONY
- SPACIOUS KITCHEN/DINER
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- TERRACE REAR GARDEN
- FIRST TIME ON THE MARKET SINCE NEW IN JUNE 2005- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer this modern semi-detached town house for sale, with spacious and flexible accommodation, arranged over three floors. It is set within the sought after Silverwood Heights development, with local amenities and the town centre itself being a short distance away. It benefits from UPVC double glazing, gas fired central heating, driveway parking for one car, large integral garage with utility area and a generous terraced garden to the rear, offering far reaching views from the top terrace.

After entering the property you are welcomed by a spacious entrance hall, which leads to a large than average cloakroom, with potential to create a shower room if desired. A door also gives access to the large integral garage with utility area. The garage provides excellent storage and space for a vehicle, whilst also offering potential to convert into additional accommodation, or possibly a gym or studio. Stairs then lead to the first floor, giving access to the living room with Juliet balcony, spacious kitchen/diner giving access to the rear garden. An inner hallway on the first floor also gives access to the forth bedroom/office and stairs rising to the second floor. On the top are three further bedrooms and a family bathroom. Two of the bedrooms are good sized double rooms, with the main bedroom benefitting from an en-suite shower room. The property also offers the attraction of being sold with no onward chain.

ENTRANCE PORCH

CLOAKROOM 6'3" X 5'8" (1.91 X 1.74)

INTEGRAL GARAGE/UTILITY 25'10" X 13'3" (7.89 X 4.05)

FIRST FLOOR LANDING

LOUNGE 20'4" X 13'5" (6.20 X 4.09)

KITCHEN/DINER 10'5" X 16'5" (3.20 X 5.01)

INNER HALLWAY

BEDROOM FOUR/OFFICE 10'2" X 5'9" (3.10 X 1.76)

SECOND FLOOR LANDING

BEDROOM ONE 13'10" X 10'0" (4.22 X 3.06)

EN-SUITE 2'8" X 10'0" (0.83 X 3.06)

BEDROOM TWO 13'10" X 10'0" (4.22 X 3.06)

BEDROOM THREE 6'1" X 10'2" (1.87 X 3.12)

BATHROOM 6'1" X 11'1" (1.87 X 3.39)