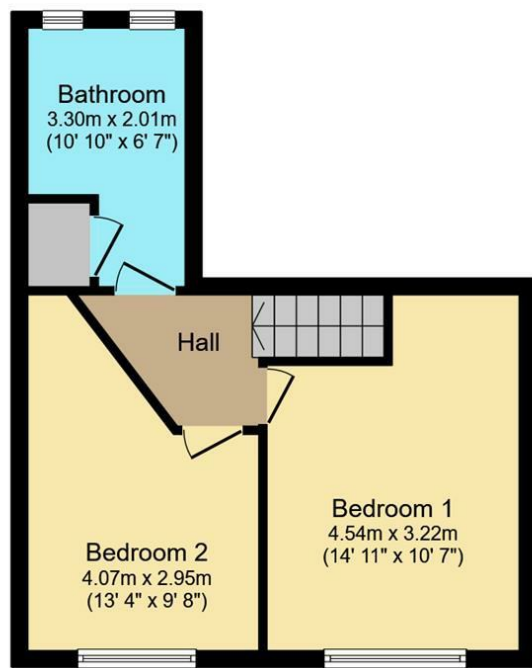




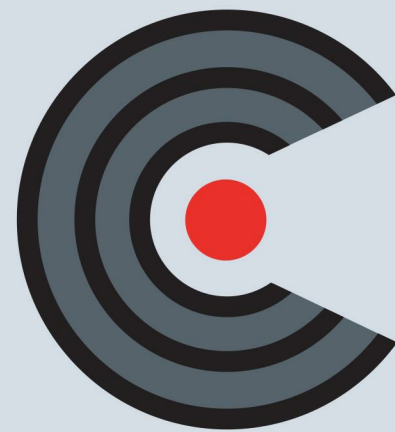
**Ground Floor**  
Floor area 36.9 m<sup>2</sup> (397 sq.ft.)



**First Floor**  
Floor area 35.3 m<sup>2</sup> (380 sq.ft.)

**TOTAL: 72.2 m<sup>2</sup> (777 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

**16 SILVER STREET, BARNSTAPLE, EX32 8HR**

A double fronted terraced house, situated within a central town location, close to shops and amenities. Benefitting from a lounge/diner, kitchen, first floor bathroom and two bedrooms. No onward chain.

**£125,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL BAND**

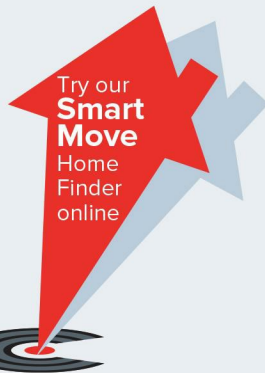


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- DOUBLE FRONTED TERRACED COTTAGE
- CENTRAL TOWN LOCATION
- SPACIOUS LIVING/DINING ROOM
- KITCHEN
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING
- IN NEED OF SOME MODERNISATION AND REFURBISHMENT
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer this double fronted terraced cottage, situated within the centre of Barnstaple, close to all shops, amenities and transport links. It has served as an excellent investment property with proven rental income, but would also make an ideal first time buy or lock up and leave bolt hole. It benefits from UPVC double glazing, electric heating and the benefit of being sold with no onward chain.

Although the property does require some modernisation and refurbishment, it offers lots of potential for the new owner to make their mark and improve the cottage further. The accommodation in brief comprises of a generous lounge/dining room, kitchen, first floor bathroom and two bedrooms. Please note, there is no outside space or parking with the property, but there are car parks nearby.

#### **LIVING / DINING ROOM 21'4" X 12'8" (6.52 X 3.88 )**

Two UPVC double glazed windows to front aspect, stairs to first floor, ornamental brick and stone fireplace feature, beamed ceiling, meter cupboard, opening to kitchen.

#### **KITCHEN 17'4" X 5'11" (5.30 X 1.81 )**

Range of fitted cupboards and drawers, sink with draining board, storage heater, space for cooker, space for fridge freezer, space and plumbing for washing machine, skylight providing access to roof, part tiled walls, exposed beamed ceiling.

#### **REAR HALLWAY**

Large storage cupboard for bin and recycling boxes, cloak space.

#### **FIRST FLOOR LANDING**

Smoke alarm, beamed ceiling, doors off to bedrooms and bathroom.

#### **BEDROOM ONE 14'10" X 10'6" (4.54 X 3.22 )**

UPVC double glazed window to front aspect, storage heater, storage shelf over stairs, exposed beamed ceiling.

#### **BEDROOM TWO 13'4" X 9'8" (4.07 X 2.95 )**

UPVC double glazed window to front aspect, storage heater, exposed beamed ceiling.

#### **BATHROOM 10'9" X 6'7" (3.30 X 2.01 )**

Two UPVC double glazed windows to rear aspect, wall mounted electric heater, bath with shower attachment and tiled surround, low level W.C, pedestal hand basin with tiled splashback, airing cupboard housing hot water tank, lino flooring.

#### **AGENTS NOTE**

There is no outside space or parking with the property.

#### **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.

