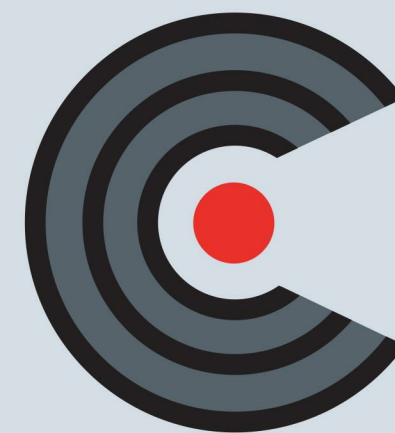
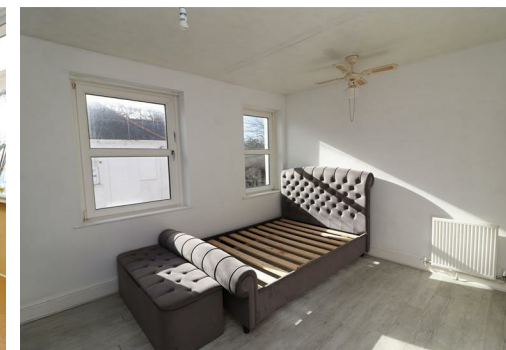


Floor Plan

TOTAL: 44.9 sq.m. (483 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



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TOP FLAT, 7 SIGNAL TERRACE, STICKLEPATH BARNSTAPLE, EX31 2BA

Within a short walk to Barnstaple town centre, is this spacious one bedroom first floor flat, offering a generous lounge / dining room, fitted kitchen, double bedroom and bathroom. No onward chain.

£125,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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 A



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- FIRST FLOOR ONE BEDROOM FLAT
- SHORT WALK TO TOWN CENTRE, RETAIL PARK AND TRAIN STATION
- LOUNGE / DINING ROOM
- KITCHEN
- SPACIOUS DOUBLE BEDROOM
- BATHROOM
- RESIDENTS PERMIT PARKING
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- IDEAL FIRST TIME BUY OR BUY TO LET
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer this one bedroom first floor flat for sale, situated within easy reach of Barnstaple town centre, retail parks, excellent transport links and Barnstaple train station. It is positioned within a tucked away street, with terraced houses and nearby residents parking.

The property is accessed via a shared hallway, with a private door leading to a staircase and first floor accommodation. The accommodation in brief comprises of a living room, fitted kitchen, generous double bedroom and bathroom. The current vendors have improved the layout and have installed a new gas fired boiler in October 2021. There is also the attraction of UPVC double glazing and the flat being sold with no onward 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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALL

Main entrance door to front aspect, stairs leading up to first floor accommodation and landing area.

LIVING ROOM 12'9" X 13'8" (3.90 X 4.18)

UPVC double glazed window to rear aspect, radiator, door leading to bedroom and opening through to kitchen, laminate flooring.

KITCHEN 11'7" X 7'1" (3.55 X 2.18)

UPVC double glazed window to side aspect, range of fitted cupboards and drawers, radiator, sink with draining board, built in electric oven and gas hob, space and plumbing for washing machine and dryer. Space for low level fridge/freezer, laminate flooring, wall mounted gas fired boiler.

BEDROOM 11'5" X 13'8" (3.48 X 4.18)

Two UPVC double glazed window to front aspect, radiator, two alcove areas with hanging rails, laminate flooring, two radiators.

BATHROOM 9'0" X 7'1" (2.75 X 2.18)

UPVC double glazed window to side aspect, bath with shower over and screen, pedestal hand basin, low level W.C, radiator, vinyl flooring.

OUTSIDE

There is no courtyard or garden with the property. There is residents street parking available.

AGENTS NOTE

The property is leasehold and held on a 999 year lease from 1989. £100 per annum for ground rent to be paid to the freeholder. Buildings insurance is split between top floor and bottom flat.

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.