



TOTAL: 91.0 m<sup>2</sup> (979 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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Smart Move

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**15 SIGNAL TERRACE, STICKLEPATH  
BARNSTAPLE, EX31 2BA**

Chequers Estate Agents are delighted to offer for sale this spacious three bedroom terrace house in the convenient location of Signal Terrace, Barnstaple.

**£225,000**

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 A

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QUALITY ASSURED



- TERRACE PROPERTY LOCATED WITHIN WALKING DISTANCE TO BARNSTAPLE TOWN
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- MODERN FAMILY SHOWER ROOM
- FULLY ENCLOSED GARDEN
- PERMIT PARKING
- WALKING DISTANCE TO THE TOWN CENTRE
- CONVENIENT LOCATION CLOSE TO AMENITIES AND FACILITIES
- A MUST VIEW



#### 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.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor landing, radiator, laminate flooring.

#### LIVING ROOM 11'1 X 9'07 (3.38M X 2.92M)

UPVC double glazed window to front elevation, radiator, laminate flooring.

#### DINING ROOM 13'04 X 13'01 (4.06M X 3.99M)

A light dining room with PVC double glazed patio doors giving access to the garden. Useful under stairs storage, feature fireplace, laminate flooring.

#### KITCHEN 11'04 X 8'08 (3.45M X 2.64M )

A fitted kitchen with ample of cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard below. Integrated single oven with four ring electric hob, space and plumbing for washing machine and space for undercounter fridge, integrated dishwasher. Wall mounted boiler, tiled flooring, UPVC double glazed window to side elevation.

#### BATHROOM 8'10 X 8'10 MAX (2.69M X 2.69M MAX )

A 4 piece suite comprising beautiful bath with mixer tap, walk in double shower in a tiled surround, W.C vanity sink unit, heated towel rail, tiled flooring. UPVC doble glazed window to side and rear elevation.

#### FIRST FLOOR LANDING

Access to the loft, vinyl flooring.

#### BEDROOM ONE 12'02 X 10'09 (3.71M X 3.28M )

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

#### BEDROOM TWO 10'07 X 9'02 (3.23M X 2.79M )

A double bedroom with UPVC double glazed window to rear elevation, radiator, fitted carpet.

#### BEDROOM THREE 9'02 X 7'10 (2.79M X 2.39M)

UPVC double glazed window to rear elevation, fitted vanity sink unit, radiator, fitted carpet.

#### SHOWER ROOM 6'03 X 4'03 PLUS SHOWER RECESS (1.91M X 1.30M PLUS SHOWER RECESS )

A modern shower room with double walk in shower in a tiled surround, W.C, wash hand basin. The bathroom is fully tiled with heated towel rail, tiled flooring.

#### GARDEN

To the rear of the property is a fully enclosed garden laid to patio with shrub borders. The garden has a useful shed with power and rear access gate.

#### 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.

