



15 BROADFIELD ROAD, BARNSTAPLE, EX32 9JW

A well presented end terraced house, situated within the heart of Newport. Benefitting from two reception rooms, three bedrooms and a low maintenance garden. No onward chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£219,950



- END TERRACED HOUSE SITUATED IN THE HEART OF NEWPORT
- TWO RECEPTION ROOMS
- BESPOKE FITTED KITCHEN
- THREE BEDROOMS (TWO DOUBLE BEDROOMS)
- SHOWER ROOM
- LOW MAINTENANCE GARDEN WITH DECKED AND PATIO AREAS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES AND FACILITIES
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer for sale 15 Broadfield Road, a spacious and well presented three bedroom end terraced house, with the added attraction of a low maintenance garden and the benefit of being sold with no onward chain. The generous accommodation which is arranged over two floors, is complimented by UPVC double glazing and gas fired central heating throughout.

The layout of the property briefly comprises of a welcoming entrance hallway, separate living room with gas fireplace, dining room with french doors leading to the rear garden, bespoke fitted kitchen, stylish shower room and three bedrooms, two of which are god sized double bedrooms. To the front of the property is a small courtyard style garden and to the rear is a larger low maintenance garden, with a decked seating terrace and an enclosed patio area, along with a useful garden shed. The rear garden also offers separate access via a gated pathway that runs down one side of the house.

LOCATION - NEWPORT

Broadfield Road is a sought-after location and nestled within walking distance to Newport's excellent local amenities. Newport is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.





ENTRANCE HALL

Main entrance door to front aspect, radiator, stairs to first floor, meter cupboard, understairs storage cupboard, fitted carpet.

LOUNGE

13'9" x 11'10"

Double glazed window to front aspect, radiator, fireplace with gas fire inset, fitted carpet, downlighters.

DINING ROOM

10'4" x 11'10"

Double glazed french doors leading to garden, radiator, vinyl flooring, opening to kitchen.



KITCHEN

12'10" x 9'8"

Double glazed window to rear aspect, bespoke fitted kitchen with range of cupboards and drawers, stylish worktops, double ceramic sink, radiator, space for cooker and fridge freezer, space and plumbing for washing machine, part tiled walls, vinyl flooring.

FIRST FLOOR LANDING

Loft hatch, fitted carpet.

BEDROOM ONE

14'2" x 11'0"

Double glazed window to front aspect, fitted wardrobe, radiator, fitted carpet.

BEDROOM TWO

10'4" x 9'7"

Double glazed window to rear aspect, radiator, fitted wardrobe, fitted carpet.

BEDROOM THREE

7'1" x 6'8"

Double glazed window to front aspect, radiator, wardrobe space for shelf unit, fitted carpet.





SHOWER ROOM

6'2" x 5'10"

Double glazed opaque window to rear aspect, large shower cubicle with 'rain' shower head and mixer tap, W.C, hand basin with vanity cupboard below, downlighters, tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a gated pathway leading to the front door, along with a low maintenance garden area. To the rear is a south facing garden, designed for ease of maintenance. You will find a decked terrace area which leads out from the dining room, and then onto a good sized patio garden with whitewashed walls. Within the garden is a useful shed with lighting and power points, and there is a gate providing pedestrian access down the side of the house,

VIEWING ARRANGMENTS

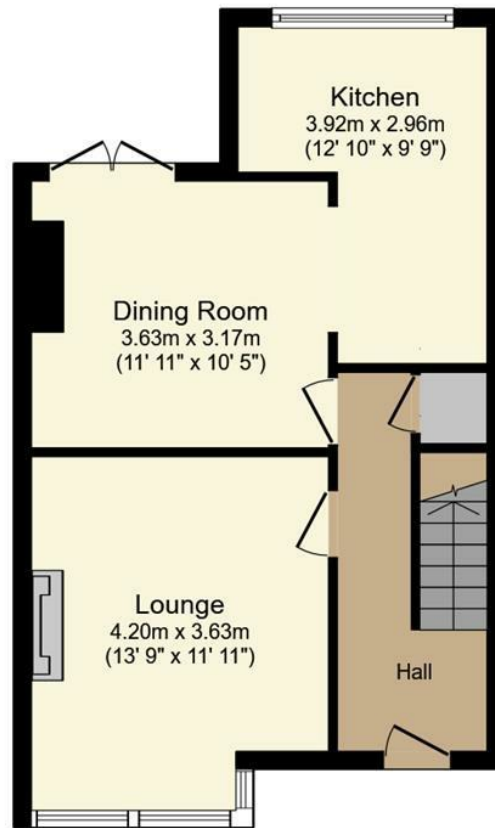
Viewing strictly via the Agent, please call our office on 01271 379 314.

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.

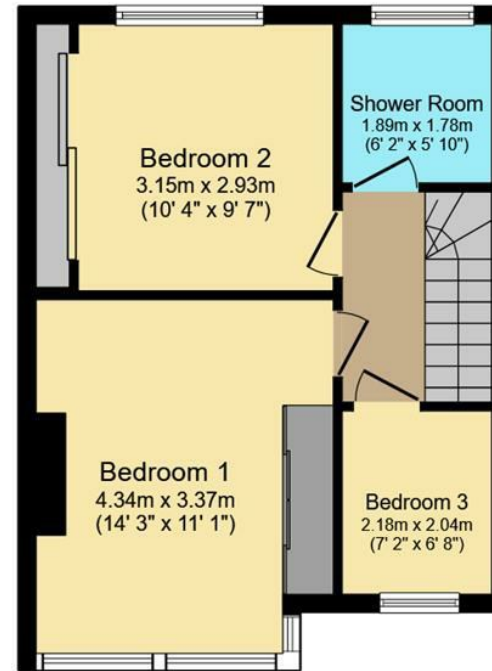






Ground Floor

Floor area 43.7 sq.m. (471 sq.ft.)



First Floor

Floor area 38.7 sq.m. (416 sq.ft.)

TOTAL: 82.4 sq.m. (887 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND B



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