



Total floor area: 149.2 sq.m. (1,606 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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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 B



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**THE MAISONETTE, 2 EBBERLEY LAWN,  
BARNSTAPLE, EX32 7DH**

A fabulous grade two listed 3 bedroom maisonette, benefitting from spacious accommodation arranged over three floors, along with an allocated car park space, communal garden and a new lease upon completion. No onward chain.

**£180,000**



- GRADE TWO LISTED MAISONETTE
- SPACIOUS ACCOMMODATION ARRANGE OVER THREE FLOORS
- PERIOD FEATURES
- ALLOCATED CAR PARKING SPACE
- COMMUNAL FRONT GARDEN AND REAR COURTYARD
- LARGE LIVING / DINING ROOM
- FITTED KITCHEN
- BATHROOM
- THREE DOUBLE BEDROOMS (ONE EN-SUITE)
- NO ONWARD CHAIN



Chequers estate agents are pleased to offer this superb grade two listed maisonette for sale, situated within a short walk of Barnstaple town centre and a range of amenities. This regency style property offers a spacious and flexible accommodation, arranged over three floors, with the added attraction of an allocated car park space, communal garden and a new lease upon completion of the sale.

The accommodation briefly comprises an entrance hall, rear lobby, very generous living room, fitted kitchen, three double bedrooms (one en-suite) and a large bathroom with four piece.

The property is being sold with no onward chain and would make a lovely permanent home, whilst also offering excellent rental potential, so may appeal to investment buyers.

#### ENTRANCE HALLWAY

Stairs to first floor, cloak space, fitted carpet.

#### FIRST FLOOR HALF LANDING

Stairs leading to rear lobby, stairs leading to first floor landing, fitted carpet.

#### LIVING ROOM 20'11" X 15'6" (6.39 X 4.73 )

Large sash window to front aspect, ornate fireplace, high ceiling, radiator, dining space, fitted carpet.

#### KITCHEN 13'10" X 8'3" (4.23 X 2.52 )

Range of fitted cupboards and drawers, radiator, space for fridge freezer and washing machine, space for cooker with extractor hood over, work surface areas, laminate flooring.

#### BEDROOM ONE 12'2" X 15'8" (3.72 X 4.79 )

Sash window to rear aspect, radiator, fitted carpet, step leading to en-suite.

#### EN-SUITE 3'9" X 10'6" (1.15 X 3.21 )

Bath, pedestal hand basin, low level W.C, tiled walls, wall mounted gas fired boiler, shower over bath.

#### SECOND FLOOR HALF LANDING

Window to rear aspect, stairs to second floor landing.

#### SECOND FLOOR LANDING

Spacious landing area, fitted carpet, doors off to bedroom two and three, along with bathroom. Radiator,

#### BEDROOM TWO 13'10" X 13'10" (4.24 X 4.24 )

Window to front aspect, radiator, fitted carpet.

#### BEDROOM THREE 12'3" X 14'2" (3.75 X 4.33 )

Window to rear aspect, radiator, fitted carpet.

#### BATHROOM 7'11" X 14'3" (2.42 X 4.35 )

Window to front aspect, four piece suite comprising of a bath with tiled surround, pedestal hand basin, shower cubicle, radiator, vinyl flooring.

#### OUTSIDE

To the front of the property is an allocated car park space, along with a gated pathway leading to the communal entrance door, that is shared with the ground floor flat. The property benefits from a communal garden to the front, which is laid mainly to lawn. To the rear is a fire escape, which gives access to steps, leading to a shared courtyard and a gate giving rear pedestrian access.

#### AGENTS NOTE

The vendor has informed us a new lease will be sold with the property. The ground rent and service charge to be confirmed by vendors solicitor.

#### 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.