



Ground Floor
Floor area 51.0 sq.m. (549 sq.ft.)

First Floor
Floor area 43.9 sq.m. (473 sq.ft.)

Total floor area: 95.0 sq.m. (1,022 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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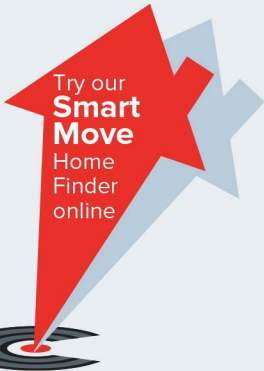
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL BAND B



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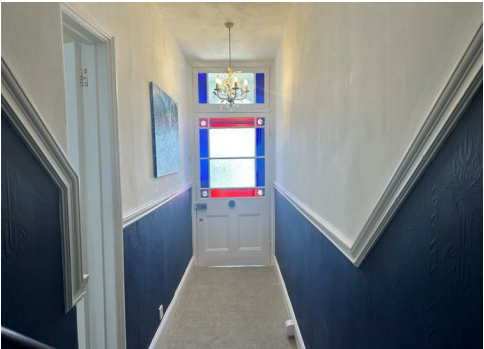
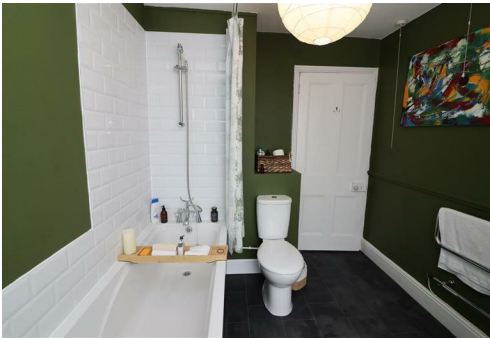


11 CHESTER TERRACE, BARNSTAPLE, EX32 9HL

This beautifully improved period terraced house offers charming and characterful living just a short stroll from the town centre. Thoughtfully updated, the property boasts bright, spacious, and welcoming accommodation throughout, blending classic features with modern touches. Outside, the home benefits from attractive gardens as well as convenient residents' permit parking.

£225,000

- MID TERRACED PERIOD HOUSE
- BRIGHT, SPACIOUS AND MUCH IMPROVED ACCOMMODATION
- RESIDENTS PERMIT PARKING
- LARGE OPEN PLAN LIVING / DINING ROOM
- KITCHEN AND UTILITY ROOM
- GOUND FLOOR CLOAKROOM / W.C & NEW BATHROOM SUITE
- TWO BEDROOMS (INCLUDING LARGE MAIN BEDROOM)
- BRAND NEW UPVC DOUBLE GLAZED WINDOWS TO THE REAR OF THE PROPERTY
- BRAND NEW CARPETS AND BRAND NEW VINYL FLOORING
- LANDSCAPED GARDENS AND SEATING AREA



Chequers Estate Agents are delighted to present this deceptively spacious period terraced home, situated in a popular and convenient location just a short walk from Barnstaple town centre and a wide range of local amenities.

This charming property has been significantly improved by the current owners, with enhancements including full redecoration, brand new UPVC double glazed windows to the rear, a new back door, cavity wall insulation, a fully insulated loft meeting modern standards, updated floorings, a new bathroom suite, and the installation of extractor fans in the appropriate areas.

The accommodation is bright, spacious, and welcoming, offering residents a blend of character and comfort. Outside, the home enjoys an attractive, landscaped rear garden and the benefit of residents' permit parking.

In brief, the layout comprises: A useful entrance vestibule leading to the main hallway. On the ground floor, you'll find a spacious living/dining room full of character, a well-fitted kitchen, a separate utility room, and a convenient cloakroom/W.C.

Upstairs, the first floor continues to impress, featuring a generous landing with access to a large, fully insulated loft with lighting and pull-down ladder. The bathroom has been stylishly updated with a new suite and a recently installed window. The two bedrooms include a particularly large main double bedroom with two windows and a fitted wardrobe.

A beautifully presented home in a highly desirable location—early viewing is advised.

ENTRANCE VESTIBULE

Main entrance door to front aspect, inner door with coloured glass panels, cloak space.

HALLWAY

Stairs to first floor, new fitted carpet, bright and welcoming space.

LIVING / DINING ROOM 27'5" X 11'4" (8.37 X 3.46)

Large bay window to front aspect, brand new UPVC double glazed sash window to rear aspect, lounge and dining area, ornate fireplace, alcove with fitted shelves and cabinet below, new carpet and freshly decorated.

KITCHEN 13'2" X 7'7" (4.02 X 2.33)

New UPVC double glazed window and new UPVC double glazed door leading to courtyard, range of fitted cupboards and drawers, built in electric hob, oven and extractor, work surface areas, sink with double draining board, space and plumbing for washing machine, under stairs cupboard with space for fridge freezer, new vinyl flooring.

UTILITY ROOM 8'3" X 7'3" (2.52 X 2.21)

New UPVC double glazed window to rear aspect, work surface area, new vinyl flooring, loft hatch.

CLOAKROOM

Close coupled W.C, hand basin, new vinyl flooring.

FIRST FLOOR LANDING

Spacious landing giving access to large fully insulated loft, with lighting and pull down ladder.

BATHROOM 8'7" X 7'6" (2.64 X 2.31)

New UPVC double glazed window to rear aspect, new suite comprising bath with shower over, W.C, pedestal hand basin, new vinyl flooring.

BEDROOM ONE 12'2" X 14'8" (3.73 X 4.48)

Two large windows to front aspect, very generous double bedroom, fitted wardrobe with sliding mirrored doors, new fitted carpet.

BEDROOM TWO 12'0" X 8'5" (3.66 X 2.59)

New UPVC double glazed window to rear aspect, new fitted carpet, currently serving as an ideal study/office.

OUTSIDE

Outside, the property enjoys a low-maintenance courtyard-style front garden with well-tended borders and a pathway leading to the entrance door. Residents' permit parking is available at the front of the property. To the rear is an attractive landscaped garden, thoughtfully designed with seating areas, mature shrubs, small trees, and a pathway leading to the upper garden area. A charming courtyard adjacent to the kitchen offers a perfect space for a morning coffee or alfresco dining.

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.