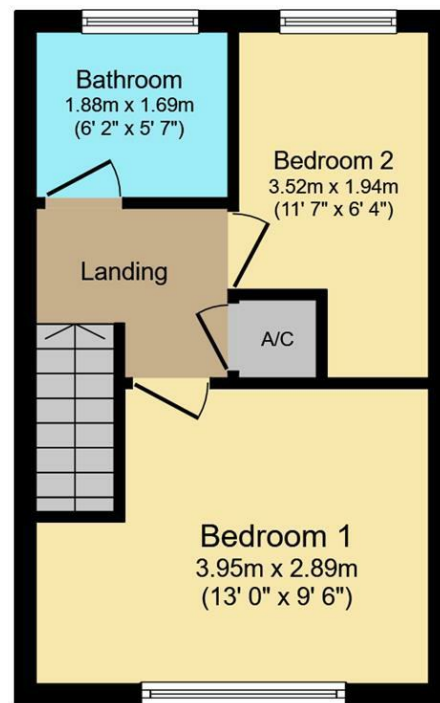


Ground Floor
Floor area 27.1 sq.m. (292 sq.ft.)



First Floor
Floor area 26.5 sq.m. (285 sq.ft.)

Total floor area: 53.6 sq.m. (577 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



13 SWALLOW FIELD, ROUNDWELL BARNSTAPLE, EX31 3XB

A modern semi-detached two bedroom house, situated within a tucked away cul-de-sac location. Benefitting from well presented accommodation, parking for 3 cars and a good sized enclosed rear garden. No onward chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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W: chequershomes.co.uk

£235,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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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- MODERN SEMI-DETACHED HOUSE
- TUCKED AWAY CUL-DE-SAC LOCATION
- DRIVEWAY PARKING FOR 3 CARS
- LOUNGE WITH BAY WINDOW
- KITCHEN / DINER
- TWO BEDROOMS
- BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOVELY ENCLOSED REAR GARDEN
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer for sale, this modern two bedroom semi-detached house, situated within a tucked away cul-de-sac. The property benefits from UPVC double glazed windows and doors, together with gas fired central heating extensive off road parking for approximately 3 cars and an enclosed rear garden with lawn and and timber decked areas.

The well presented accommodation is arranged over two floors, and briefly comprises of an entrance hall, lounge, kitchen/diner, first floor bathroom and two bedrooms. The property would make a lovely permanent home, but equally a great investment with excellent rental income potential. There is also the attraction of no onward chain.

ENTRANCE HALLWAY

UPVC double glazed door to front aspect, radiator, stairs to first floor, cloak space, door leading to lounge.

LOUNGE 15'4" X 12'11" (4.69 X 3.95)

UPVC double glazed window to front aspect, radiator with cover, fitted carpet, understairs storage cupboard.

KITCHEN / BREAKFAST ROOM 7'4" X 12'11" (2.26 X 3.95)

UPVC double glazed window, UPVC double glazed door leading to rear garden, sink with draining board, built in electric oven and electric hob with extractor over, integrated fridge/freezer, range of cupboards and drawers, space and plumbing for washing machine, radiator, space for small table and chairs, vinyl flooring.

FIRST FLOOR LANDING

Airing cupboard, loft hatch, fitted carpet.

BATHROOM 5'6" X 6'2" (1.69 X 1.88)

UPVC double glazed opaque window to rear aspect, bath with wall mounted shower over, shower over, shower screen and tiled surround, pedestal hand basin, low level W.C, radiator, fitted cabinet and shelving, shaving point, extractor fan, vinyl flooring.

BEDROOM ONE 9'5" X 12'11" (2.89 X 3.95)

UPVC double glazed window to front aspect, radiator, fitted carpet.

BEDROOM TWO 12'9" X 12'11" (3.89 X 3.95)

UPVC double glazed window to front aspect, radiator, fitted carpet.

OUTSIDE

To the front of the property is a small lawned garden area, and pathway leading to the entrance door. There is a long driveway alongside the property, together with a gravelled off road parking space. A side gate gives pedestrian access to the rear garden. The back garden is enclosed and benefits from a timber decking area, which leads to a lawned garden, with a useful garden shed located in a tucked away corner of the garden. Due to the size of the parking area, there is the potential to build a garage and possibly extend the accommodation, subject to the necessary consents being granted.

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.