



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



Smart Move


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£177,500

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		72	88
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



COUNCIL BAND A



- END TERRACED TWO BEDROOM HOUSE
- WELL PRESENTED AND REFURBISHED ACCOMMODATION
- BRIGHT AND SPACIOUS LOUNGE
- FITTED KITCHEN/DINER WITH BRAND NEW BOILER
- BATHROOM WITH SHOWER OVER BATH
- TWO BEDROOMS
- MAIN BEDROOM WITH FITTED CUPBOARD AND WALK-IN WARDROBE
- FRONT GARDEN AND ENCLOSED SOUT WEST FACING REAR GARDEN
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY
- NO ONWARD CHAIN



Chequers Estate Agents are pleased to offer for sale this refurbished and well presented end terraced house situated within the popular and convenient location of Whiddon Valley. It is coming to the market for the first time in 30 years and has served as an excellent investment property, with proven rental income success. However, it would also make an ideal first time buy, with the added appeal of no onward chain.

The current owners have maintained the property very well, including installing a brand new gas fired combination boiler, replacing all flooring throughout, putting in a brand new W.C and hand basin in the bathroom, replacing doors and freshly decorating the whole house. It is also being sold with a new electrical installation condition report and energy performance certificate. There are some distance countryside views to be enjoyed from some areas of the property, and there is the benefit of UPVC double glazed, gas fired central heating and gardens to the front and rear house. The accommodation in brief comprises a generous lounge, fitted kitchen/diner, two bedrooms, and a bathroom with white suite. A fantastic property in a great location.

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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

LOUNGE 13'8" X 14'2" (4.17 X 4.33)

UPVC double glazed door and window, stairs to first floor, radiator, new fitted carpet, freshly decorated.



KITCHEN / DINER 13'8" X 7'9" (4.17 X 2.37)

UPVC double glazed door leading to the garden, UPVC double glazed window, radiator, space for small table and chairs, brand new gas fired boiler with 5 year warranty for parts and labour, range of fitted cupboards and drawers, sink with draining board, built in oven with gas hob and extractor hood over, space for fridge freezer, space and plumbing for washing machine, new vinyl flooring, freshly decorated.

FIRST FLOOR LANDING

Airing cupboard with fitted shelves and electric heater, loft access, new fitted carpet.

BATHROOM 6'1" X 6'5" (1.87 X 1.97)

UPVC double glazed opaque window, bath with wall mounted shower attachment and screen, new W.C, new hand basin with cabinet below, radiator, extractor fan, wall mounted cabinet, new vinyl flooring, freshly decorated.

BEDROOM ONE 10'3" X 8'5" (3.14 X 2.59)

UPVC double glazed window, radiator, fitted cupboard over stairs, walk in wardrobe/storage, new fitted carpet, freshly decorated.

BEDROOM TWO 7'2" X 9'9" (2.20 X 2.98)

UPVC double glazed window, radiator, distant countryside views, radiator, new fitted carpet, freshly decorated.

OUTSIDE

To the front of the property is a pathway leading to the entrance door. There is also a small garden laid to lawn. To the rear is a lovely south west facing enclosed garden, with timber decked seating area and an additional low maintenance garden area with useful garden storage container. A pathway runs through the middle of the garden, leading to a gate giving separate pedestrian access, which also leads to communal parking.

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.