



## 14 ASHLEIGH CRESCENT, BARNSTAPLE, EX32 8LA

Chequers Estate Agents are delighted to offer for sale this spacious and light three bedroom town house in the heart of Ashleigh Crescent. There is significant potential to update and modernise to suit your own taste and style to make the perfect family home. Available to the market with no onward sales chain.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £255,000



- **THREE BEDROOM TOWN HOUSE**
- **A MUCH LOVED HOME FOR 70 YEARS**
- **TWO RECEPTION ROOMS**
- **SOUGHT AFTER AND CONVENIENT LOCATION**
- **FULLY ENCLOSED FRONT AND REAR GARDEN**
- **IN NEED OF SOME UPDATING**
- **WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE**
- **CLOSE TO AMENITIES AND FACILITIES**
- **A MUST VIEW**
- **NO ONWARD SALES CHAIN**



Chequers Estate Agents are delighted to present to the market this spacious three-bedroom mid terraced house in Barnstaple. The property is located close to all amenities and facilities and is located in a desired location on the outskirts of Barnstaple Town Centre.

14 Ashleigh Crescent has been a much loved home for the last 70 years and has significant potential to update and modernise to suit your own taste and style to make the perfect family home. The accommodation briefly comprises: a handy covered porch area leading to a spacious and welcoming entrance hallway. Off the hallway is access to the living room with large bay window overlooking the Ashleigh Crescent front green. There is a separate dining room which is light and bright and overlooks the rear garden. The kitchen is a galley style however offers space for everything you require. The kitchen also has a useful larder cupboard. On the first floor are three bedrooms, two of which are light and airy double bedrooms and the third is a single room or perfect office space. The first floor accommodation is complete with a modern shower / wet room.

To the front of the property is a low maintenance garden with raised flower borders. The front of the property looks over the Ashleigh Crescent green area with a great community feel and open aspect. To the rear is a fully enclosed garden which is a true delight to this wonderful home. The garden has been a much loved part to this home and is well established. The garden has an area of lawn with raised flower borders, planted to a variety of shrubs and plants. To the end of the garden is a shed which is a perfect storage space. There is also a rear access gate. The garden overall is the perfect space for children to play and pets to potter.

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





## ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, useful under stairs storage, radiator, fitted carpet.

## LIVING ROOM

11'9 x 12'5

A cosy and bright living room with single glazed box bay window to front elevation overlooking the front garden as well as the communal green, gas feature fireplace making a lovely focal point to this room, radiator, exposed floor boards.

## KITCHEN

8'2 x 6'3

A fitted kitchen with plenty of cupboards, further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into work surface with cupboard below. Space for oven, space and plumbing for a washing machine as well as space for under counter fridge. Extensive tiling, useful larder cupboard with window. Door giving access to the rear garden, oak flooring.



## DINING ROOM

11'9 x 11'6

A light and airy dining room with wooden single glazed window overlooking the beautiful rear garden, feature fireplace, fitted shelving, radiator, exposed floorboards.

## FIRST FLOOR LANDING

A spacious landing area with access to the loft space which could create further accommodation, subject to necessary planning permission, fitted carpet.

## BEDROOM ONE

11'7 x 11'6 plus bay window

A spacious and light double bedroom with single glazed box bay window to front elevation overlooking the communal green area, open fireplace, radiator, fitted carpet.

## BEDROOM TWO

11'7 x 11'6

A light and bright double bedroom with single glazed window to right elevation overlooking the garden, feature fireplace, radiator, exposed floorboards. The bedroom also houses the wall mounted boiler supplying the central heating system.





## BEDROOM THREE

6'1 x 7'5

A single bedroom or perfect office space with single glazed window to front elevation overlooking the green, radiator, fitted carpet.

## SHOWER ROOM

5'6 x 5'3

A wet room with walk in shower in a splashback surround with showerhead over, W.C, vanity wash hand basin, single glazed window, heated towel rail.

## OUTSIDE

To the front of the property is a pedestrian gate leading to a small front garden which has been designed for ease of maintenance. The front garden has raised flower borders planted to a variety of shrubs and plants.

Whilst the rear of the property is a fully enclosed garden which has been a much loved part of this home for the last 70 years. The garden has a useful greenhouse as well as a shed and outside toilet which has not been used for some time. The garden is well kept with an area of lawn as well as an area perfect for alfresco dining and to enjoy the summer with family and friends. There are a number of raised flower beds planted with a variety of shrubs and flowers. There is also a rear pedestrian gate. The garden is a perfect space for children to play and pets to potter.

There is a outside shed which used to be a coal bunker years ago aswell as an outside toilet, which has not been used for some time.

## AGENTS NOTE

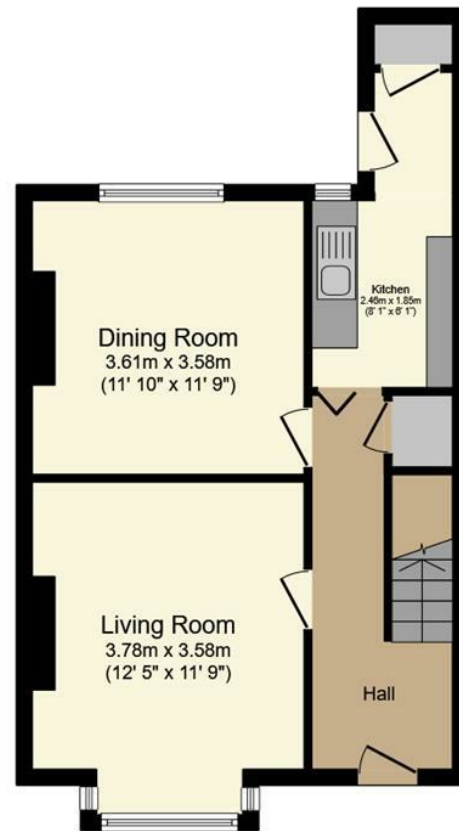
Probate has been granted.

## 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.

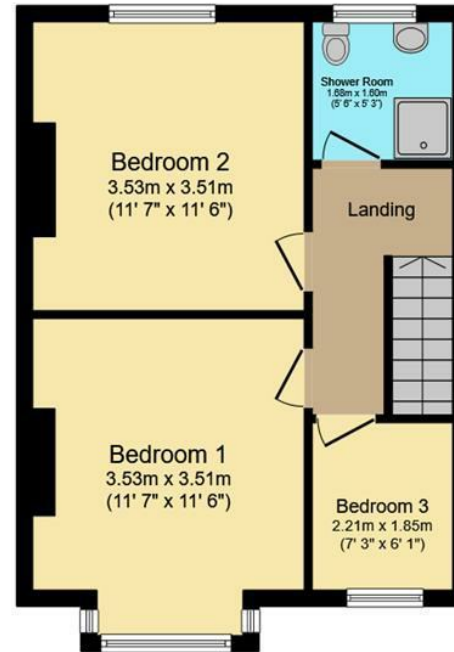






## Ground Floor

Floor area 45.0 m<sup>2</sup> (485 sq.ft.)



## First Floor

Floor area 42.6 m<sup>2</sup> (459 sq.ft.)

**TOTAL: 87.6 m<sup>2</sup> (943 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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