



20, GRANVILLE AVENUE , BARNSTAPLE, EX32 7AH

Chequers Estate Agents are delighted to present to the market this well-presented, three-bedroom mid-terrace property, ideally situated in the highly sought-after location of Yeo Vale.

The property offers spacious reception rooms, three bedrooms and a fully enclosed garden, making it an ideal home for families or first time buyers.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£275,000



- A WONDERFUL FAMILY HOME
- MODERN KITCHEN / BREAKFAST ROOM WITH USEFUL UTILITY ROOM
- COSY LIVING ROOM WITH WORKING WOOD BURNER
- THREE BEDROOMS AND A MODERN BATHROOM
- HIGHLY SOUGHT AFTER LOCATION
- CONVENIENTLY POSITIONED WITH IN WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES AND FACILITIES
- PERMIT ON ROAD PARKING
- A MUST VIEW



Positioned within the popular residential location of Yeo Vale is Granville Avenue, a spacious three bedroom mid terrace property with front and rear gardens. The property has been a much loved family home and is well presented throughout.

The accommodation briefly comprises: a welcoming entrance hallway providing access to all internal ground floor rooms. To the ground floor is a spacious and light kitchen / breakfast room with door leading to the basement and workshop. The kitchen is the perfect space to prepare food for family and friends. There is a door leading to the useful utility room with space for white goods and door leading to the garden. The dining room is a great space and leads to the cosy living room which is light and bright and overlooks the front garden and has a beautiful wood burner. The open plan space is perfect for children to play or to entertain family and friends. To the first floor are three bedrooms, two of which are doubles and a modern family bathroom. To the front of the property is a low maintenance garden laid to chippings with a variety of well established shrubs and plants. Whilst to the rear of the property is a fully enclosed garden which is laid to artificial grass. The garden is a wonderful space to enjoy morning coffee or glass of wine in the sunshine and has a rear access gate and power points.

Overall this a truly is a wonderful family home and Chequers Estate Agents recommend an internal inspection to appreciate what the property has to offer.

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 drive.





ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor landing, radiator, laminate flooring.

LIVING ROOM

11'3 x 11'1

A cosy living room with beautiful working wood burner, making a lovely feature and focal point. Radiator, fitted carpet, UPVC bay window overlooking the front garden.

DINING ROOM

13'7 x 11'9

A lovely space to enjoy food with family and friends. Internal window to utility room. Fitted shelving, radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM

14'9 x 9'2

A modern fitted kitchen with UPVC double glazed window to rear elevation. Inset one and a half bowl ceramic sink set into work surface with cupboards below. Further matching wall cabinets and drawers. Integrated hot point oven and four ring gas hob and extractor above. Space for fridge freezer, breakfast bar, internal door to basement, radiator, vinyl flooring.

UTILITY ROOM

15'3 x 4'8

Internal window to dining room. A useful utility room with space for washing machine and tumble dryer. Wall mounted gas combination boiler, vinyl flooring. UPVC double glazed door to garden.

FIRST FLOOR LANDING

A large landing area with access to the loft, radiator, fitted carpet.

BEDROOM ONE

14'9 x 11' plus recess

A beautifully presented main bedroom which is a spacious double with UPVC double glazed bay window overlooking the front garden, radiator, fitted carpet.

BEDROOM TWO

12'7 x 8'8

A spacious double bedroom with UPVC double glazed window to rear elevation, radiator, fitted carpet.





BEDROOM THREE

9'5 x 6'6 plus recess

A single light and bright bedroom or office space with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BATHROOM

5'5 x 8'3

A modern three piece suite comprising panelled bath in a tiled surround with shower over, W.C, wash hand basin, heated towel rail, vinyl flooring, UPVC double glazed window to side elevation and velux window.

BASEMENT

19'1 x 11'9

Light and power connected, two radiators.

WORKSHOP

14'4 x 7'4

Light and power connected, radiator.

GARDEN

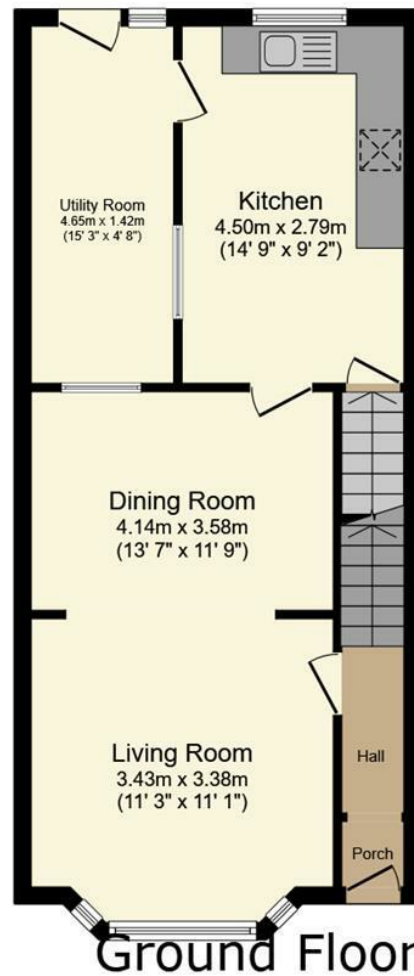
To the front of the property is a low maintenance garden laid to chippings with well established shrub borders. There is a pathway that leads to the front door. Whilst to the rear of the property is a fully enclosed garden. The garden is laid to artificial grass and is the perfect space for children to play or pets to potter. There is a rear access gate and power points.

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.







Floor area 51.9 m² (558 sq.ft.)



Floor area 43.1 m² (464 sq.ft.)

TOTAL: 95.0 m² (1,023 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 TAX BAND B



CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk

Try our
Smart Move
Home Finder
online

