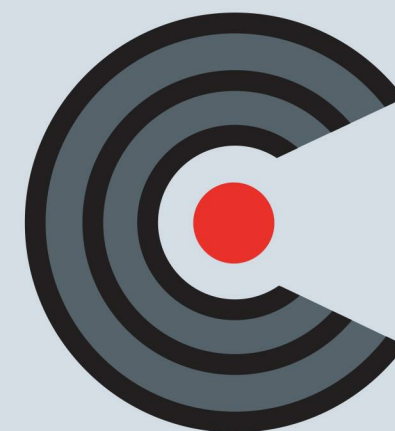


Total floor area: 48.7 sq.m. (524 sq.ft.)

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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INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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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 C



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18 PRIMROSE AVENUE, BARNSTAPLE, EX32 8RG

A modern semi-detached two bedroom house, situated within a quiet cul-de-sac, on the outskirts of Barnstaple and close to Whiddon Valley woods. Benefiting from tandem driveway parking for 2 cars, enclosed rear terraced garden and well presented accommodation. No onward chain.

£235,000

- MODERN SEMI-DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING FOR TWO CARS
- DOUBLE ASPECT LOUNGE
- KITCHEN/DINER
- TWO BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN WITH SEPARATE SIDE ACCESS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer this charming two bedroom semi-detached home in a quiet cul-de-sac. The property offers easy access to Whiddon Valley woods and scenic countryside walks. This lovely home presents an excellent opportunity for first time buyers or buy to let investors.

Inside, the property boasts a bright double aspect lounge and a spacious kitchen/diner, perfect for both everyday living and entertaining. Upstairs, you'll find two well proportioned bedrooms and a contemporary bathroom. Additional features include gas central heating, double glazing throughout, and a private driveway with parking for two cars. The enclosed rear garden provides a safe and sunny space to relax or entertain outdoors. Ideally located close to excellent transport links and local amenities, this move-in ready home is offered with no onward chain.

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 HALL

Double glazed entrance door, radiator, stairs to first floor, door to lounge, fitted carpet.

LOUNGE 8'4" X 15'1" (2.56 X 4.60)

Double glazed window to front aspect, radiator, double glazed window to side aspect, fitted carpet.

KITCHEN / DINER 11'7" X 7'1" (3.54 X 2.18)

Double glazed window to rear aspect, door leading to rear garden, range of fitted cupboards and drawers, one and a half bowl sink with draining board, space for range cooker, space and plumbing for washing machine, space for fridge/freezer, under stairs storage cupboard, radiator, vinyl flooring.

FIRST FLOOR LANDING

Doors off to bathroom and bedrooms, fitted carpet.

BEDROOM ONE 11'8" X 9'10" (3.57 X 3.01)

Double glazed window to front aspect, radiator, fitted cupboard, fitted carpet.

BEDROOM TWO 11'8" X 7'4" (3.57 X 2.24)

Double glazed window to rear aspect, radiator, fitted carpet.

BATHROOM 5'2" X 6'7" (1.58 X 2.02)

Double glazed window to side aspect, bath with shower attachment and screen, radiator, W.C, pedestal wash hand basin, vinyl flooring.

OUTSIDE

To the front of the property are steps leading to the main entrance door, with hand rail. To the side of the property is a tandem driveway, providing off road parking for 2 cars. To the rear is an enclosed garden with patio and sloping lawn area, with a decked terrace at the top of the garden. There is also a useful garden shed and gate providing pedestrian access to the parking area.

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.