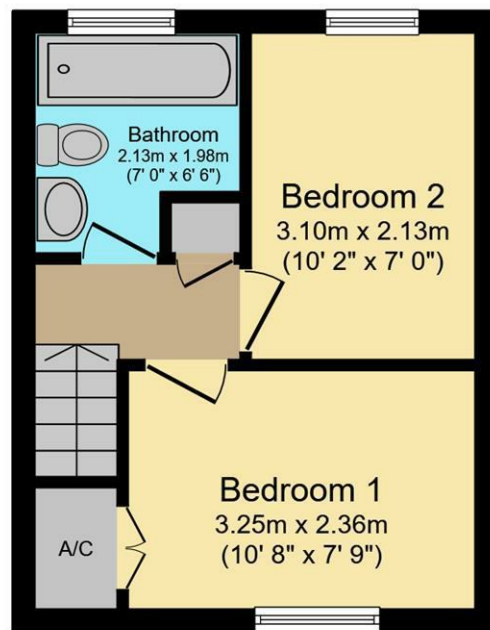


**Ground Floor**

Floor area 25.1 sq.m. (270 sq.ft.)

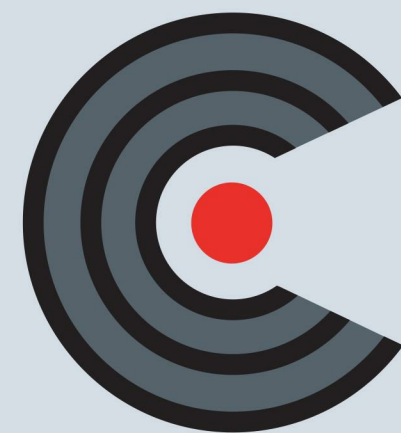


**First Floor**

Floor area 23.0 sq.m. (247 sq.ft.)

Total floor area: 48.0 sq.m. (517 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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### 3 LITTLE FIELD CLOSE, BARNSTAPLE, EX32 8NZ

Chequers Estate Agents are delighted to present to the market this spacious and well-presented two-bedroom terraced home, located in the highly sought-after area of Whiddon Valley.

An ideal opportunity for first-time buyers or investors, the property also benefits from the added attraction of no onward chain.

**£175,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND A



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- TWO BEDROOM TERRACE PROPERTY
- TUCKED AWAY CUL - DE - SAC POSITION IN WHIDDON VALLEY
- KITCHEN / DINER
- COSY LIVING ROOM
- GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDEN
- COMMUNAL PARKING
- CLOSE TO AMENITIES AND FACILITIES
- NO ONWARD SALES CHAIN
- A MUST VIEW



Chequers Estate Agents are delighted to present this attractive two-bedroom terraced home, ideally located on the outskirts of Barnstaple in the ever-popular Whiddon Valley development.

Situated close to local amenities and facilities, the property benefits from gas-fired central heating and double glazing throughout, offering comfortable and well-presented accommodation. It would make an ideal first home or a fantastic buy-to-let investment opportunity.

The accommodation briefly comprises a welcoming living room and a separate kitchen/diner with a door leading out to the low-maintenance rear garden. Upstairs, there are two well-proportioned bedrooms and a three-piece family bathroom.

Outside, the rear garden is laid to patio, providing a fully enclosed and low-maintenance outdoor space, while communal parking is available to the front of the property.

This is a lovely home in a convenient location, and an internal viewing is highly recommended.

#### 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.

#### KITCHEN / DINER 13'9 X 7'7 (4.19M X 2.31M)

A fitted kitchen with ample cupboard space. Further matching wall cabinets and drawers. Stainless steel single bowl sink set into worksurface with cupboard space below. Space for oven as well as appliance space and plumbing for washing machine and tumble dryer. Space for upright fridge / freezer, plenty of preparation space, space for small table, radiator, tiled Flooring. UPVC double glazed window and door giving access to the sunny garden.

#### LOUNGE 14/1 X 13'6 (4.27M/0.30M X 4.11M)

A light and airy living room with UPVC double glazed window to front elevation. Stairs rising to first floor, radiator, fitted carpet

#### FIRST FLOOR LANDING

A light and bright landing area with useful airing cupboard, access to the loft space, fitted carpet.

#### BEDROOM ONE 10'8 X 7'9 (3.25M X 2.36M)

A light and bright double bedroom with UPVC double glazed window to front elevation overlooking the cul-de-sac and trees beyond, fitted cupboard housing gas combination boiler, radiator, fitted carpet.

#### BEDROOM TWO 10'2 X 7'0 (3.10M X 2.13M)

A spacious and light bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

#### BATHROOM 7'0 X 6'6 (2.13M X 1.98M)

A modern three-piece white suite comprising panelled bath in a tiled surround with shower over, WC, pedestal wash hand basin. Extensive tiling, heated towel rail, tiled flooring. UPVC double glazed opaque window to rear elevation.

#### VIEWING ARRANGMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

#### 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.

