



TOTAL: 102.4 m² (1,103 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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13 RICHMOND STREET, BARNSTAPLE, EX32 7DP

Chequers Estate Agents are pleased to offer this spacious mid terrace town house. It is for sale by informal tender. Best offers to be received by 5pm Wednesday 31st July. In need of refurbishment and modernisation. Please contact our office for further details and to arrange a viewing.

**OFFERS IN EXCESS OF
£150,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



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- FOR SALE BY INFORMAL TENDER
- BEST OFFERS TO BE RECEIVED BY 5PM WEDNESDAY 31ST JULY
- MID TERRACE TOWN HOUSE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- LOFT ROOM / BEDROOM THREE
- KITCHEN
- BATHROOM AND SEPARATE W.C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- IN NEED OF REFURBISHMENT AND MODERNISATION - NO CHAIN



Chequers Estate Agents are pleased to offer this spacious mid terrace town house, benefitting from roadside residents parking and a good sized courtyard style garden. It is for sale by informal tender, best offers to be received by 5pm Wednesday 31st July. In need of refurbishment and modernisation.

The accommodation in brief comprises, lounge, dining room, kitchen, bathroom, separate W.C, two double bedrooms, loft room / third bedroom. Please contact our office for further details and to arrange a viewing.

ENTRANCE HALL

Double glazed door to front aspect, wall mounted fuse box and electric meter, inner door leading to hallway.

HALLWAY

Stairs to first floor, radiator, doors to reception rooms, opening to kitchen.

LOUNGE 11'3" X 10'7" (3.45 X 3.23)

Double glazed window to front aspect, radiator, fireplace.

DINING ROOM 8'11" X 12'2" (2.73 X 3.72)

Double glazed window to rear aspect, radiator, wall mounted gas boiler, alcove with fitted shelves and storage cupboard over.

KITCHEN 7'1" X 8'6" (2.18 X 2.61)

Double glazed door to side aspect leading to rear garden, double glazed window to side aspect, range of fitted base and wall mounted cupboards, space for cooker, loft hatch, single bowl drainer unit, space and plumbing for washing machine.

BATHROOM 5'4" X 5'3" (1.64 X 1.61)

Double glazed window to side aspect, bath with wall mounted shower over, radiator, pedestal hand basin.

SEPARATE W.C

Double glazed window to rear aspect, low level W.C.

FIRST FLOOR LANDING

Double glazed window to rear aspect, stairs to second floor, doors to bedrooms one and two.

BEDROOM ONE 15'0" X 10'11" (4.58 X 3.33)

Two double glazed windows to front aspect, radiator, fireplace.

BEDROOM TWO 10'0" X 12'2" (3.07 X 3.73)

Double glazed window to rear aspect, radiator, fitted closet, fireplace.

SECOND FLOOR LANDING

Door leading to bedroom three / loft room.

BEDROOM THREE / LOFT ROOM 14'7" X 15'11" (4.46 X 4.87)

Double glazed window to front aspect, radiator, eaves storage area.

OUTSIDE

Residents roadside parking to the front, to the rear is a courtyard leading off the kitchen, which opens out to a large enclosed garden, which is low maintenance.

AGENTS NOTE

The property is for sale by informal tender. Closing date is Wednesday 31st July 2024. Best offers are to be received by 5pm. This can be by email or sealed letter. Please contact us if you have any questions. The successful bid will then proceed to purchase by way of private treaty.

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.