



38 Barnstaple Close , Battle Hill, NE28 9AS

CHAIN FREE • MID TERRACED HOUSE • OPEN PLAN LOUNGE/DINING ROOM • READY TO MOVE INTO

THREE GOOD SIZED BEDROOMS • DOWNSTAIRS WC • OUTHOUSE/STORAGE AREA

GREAT FIRST TIME BUY OR INVESTMENT • FREEHOLD • NEWLY DECORATED & CARPETED •

WESTERLY ASPECT TO REAR • COUNCIL TAX BAND A • ENERGY RATING C •

Offers Over £135,000



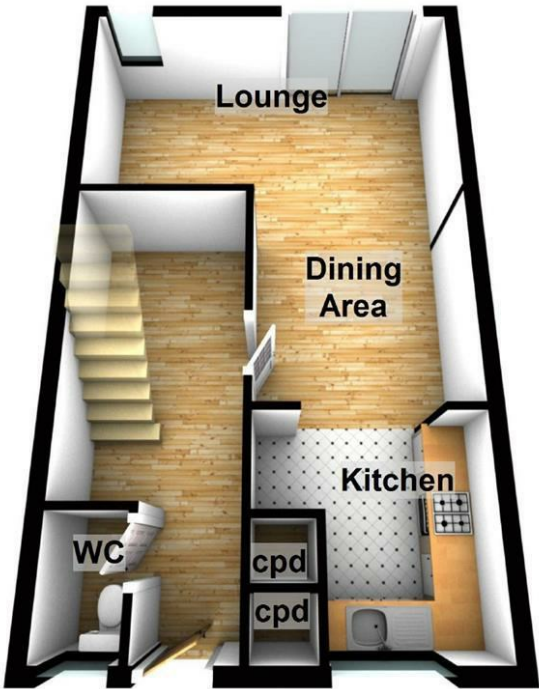
• Chain Free • Open Plan Lounge/Diner • Council Tax Band A	• Three Bedroom Mid Terrace House • Ready to Move into • Energy Rating C	• Downstairs WC • Newly Decorated & Carpeted • Freehold
Hallway Double glazed entrance door, laminate flooring, cupboard housing boiler, storage cupboard, radiator, stairs to first floor landing.	Bedroom 2 Double glazed window, radiator.	O2-Good outdoor Three-UK-Good outdoor, variable in-home Vodafone-Good outdoor
WC 5'2" x 3'4" (1.58 x 1.02) WC, radiator, double glazed window.	Bedroom 3 10'4" x 6'8" (3.15 x 2.03) Double glazed window, radiator.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Kitchen 8'7" x 8'10" max 6'10" min (2.61 x 2.69 max 2.08 min) Fitted with a range of wall and base units with work surfaces over, sink unit, integrated oven and hob, double glazed window, storage cupboard, laminate flooring, open to dining area.	Bathroom Three piece suite comprising bath with shower over, WC, wash hand basin, part tiled walls, double glazed window, radiator.	FLOOD RISK: Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.
Dining Area 8'11" x 8'10" (2.73 x 2.69) Radiator, open to lounge area.	External The rear is paved with a westerly aspect and has an outbuilding for storage.	CONSTRUCTION: Traditional This information must be confirmed via your surveyor and legal representative.
Lounge 15'10" x 8'11" (4.83 x 2.73) Radiator, double glazed patio doors opening out to the rear.	Material Information BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk	Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.
Landing Access to loft.	EE-Good outdoor and in-home	
Bedroom 1 14'1" x 8'10" (4.29 x 2.70) Double glazed window, radiator.		





Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(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 