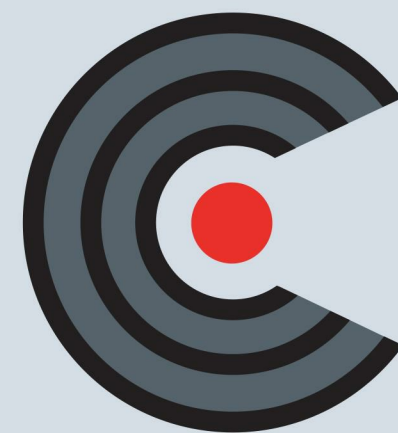
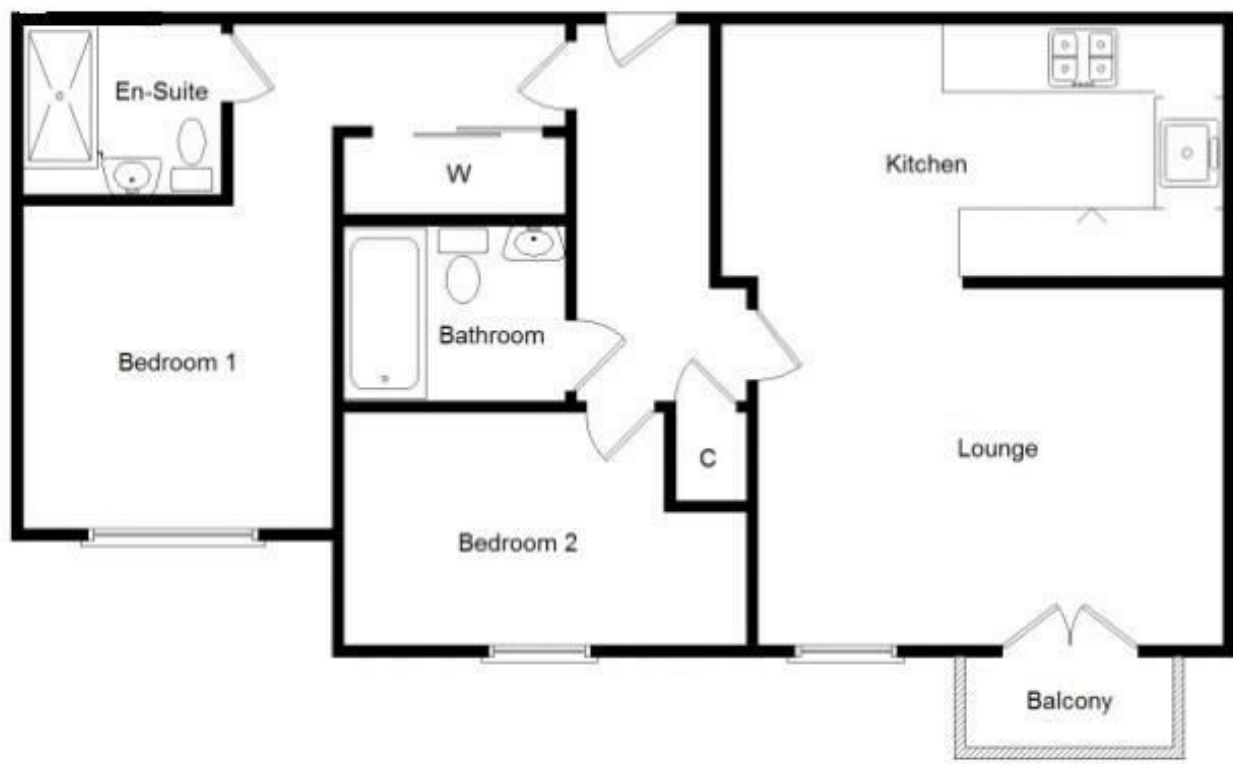




CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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15 CLEAVE POINT CLEAVE ROAD, STICKLEPATH BARNSTAPLE, DEVON, EX31 2AT

A beautifully presented 2 Bedroom Apartment situated in the prestigious Cleave Point Development. This impressive home has a South facing aspect and has been finished to a high specification with the added notable attractions of a secure gated car parking, lift access and neat communal gardens while being located virtually on the Tarka Trail and within 1/2 a mile of Barnstaple town centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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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Smart Move
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online



- An impressive 2 Bedroom Apartment finished & equipped to the highest specification
- Highly convenient position close to the Tarka Trail, ASDA, Tesco and the towns train station
- A first floor balcony apartment situated on the sunnt side of the development
- Comfortable Sitting Room with french doors to a private South facing Balcony
- Fully equipped Kitchen/Diner with granite work surfaces and integrated appliances
- Two Double Bedrooms including a fabulous Master Bedroom with its own Dressing Area & En-Suite Shower Room
- Full Bathroom with white suite and fully tiled wall surrounds
- Gas fired central heating & double glazing installed
- Well presented interior complimented by Oka finished doors with chrome handles
- Secure gated parking and useful lockable outdoor storage shed ideal for push biked etc



Chequers Estate Agents are delighted to offer for sale 15 Cleave Park, an impressive purpose built apartment with a stylish interior finished and equipped to the highest specification.

The property is one of 24 apartments built by Newland Homes. This exclusive development has its own private gated parking together with visitor spaces and secure entrance hall with entry phone system. It is located in a convenient position being off Sticklepath Hill less than a mile away from Barnstaple's town centre with its shops and amenities and also easily accessible to the Tarka Trail.



The apartment is on the first floor with both lift and stair access. It has impressive accommodation including a private hall, a comfortable Lounge with French doors leading onto a private balcony, fully fitted Kitchen/Dining Room complete with a full range of integrated appliances and space for dining table. There are 2 Bedrooms including a Master Bedrooms which features a dressing area with a range of built in wardrobes and an En-Suite Shower Room with white site and attractive tiled walls. There is also a separate Bathroom with white suite and attractive tiled walls. The apartment is fully gas central heated and double glazed complimented by well maintained decorations, attractive flooring and oak finished doors with chrome handles.



All in all this is an opportunity to purchase a high specification purpose built apartment in a convenient location and an early internal inspection is recommended. Further details and approximate measurements are as follows:-

INNER HALL

With security phone entrance system, stair and lift to first floor where there is a private door to the Apartment

HALL

With radiator and airing cupboard containing Worcester combination boiler for hot water and heating system

LOUNGE 13'9 X 11'1 (4.19M X 3.38M)

A light and attractive room with oak finished door, radiator, power and TV points, chrome finished electrical fittings, French doors to Balcony. Door to

KITCHEN 15'1 X 7'11 (4.60M X 2.41M)

An attractive and well fitted Kitchen with a range of matching base and wall mounted units, granite work surface with matching up stands and inset bowl and a half sink unit. Integrated appliances including fridge freezer, washer dryer, dishwasher together with microwave, gad hob, electric double oven and chimney style cooker hood. There id a good size Dining area with space for table and furniture and ceramic tiled floor throughout

MASTER BEDROOM 9'4 X 9'4 (2.84M X 2.84M)

With double glazed windows, radiator, dressing area with fitted double wardrobes and door to

EN-SUITE SHOWER ROOM

Shower Room with white suite incorporating a white suite, shower cubicle with tiled walls integrated shower, pedestal wash hand basin, low level W.C, attractive tiled wall surrounds and tiled flooring. Towel rail/radiator, shaver light and socket

BEDROOM TWO 12'3 X 7'8 (3.73M X 2.34M)

With double glazed window, radiator, full width fitted wardrobe cupboards

BATHROOM

A full Bathroom fitted with a p shaped bath, tiled wall surrounds, integrated shower over, pedestal wash hand basin, low level W.C, ceramic tiled floor, chrome towel rail/radiator, shaver light and socket and extractor fan

OUTSIDE

Cleave Point is located in attractive lawned gardens and has its own visitors parking at the front with secure private parking to the rear with gated entrance with automatic gates leading to a marked parking space. Useful outdoor storage 9'6 x 9'6 with electric light

AGENTS NOTE

There is a monthly service charge of £130.00 on a 999 year lease from 1st May 2006. This figure includes building insurance and the external maintenance and redecoration of the building. The cost also covers the upkeep of the communal gardens and the cleaning of windows and communal areas.