



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**32 CHARLES STREET,
BARNSTAPLE, DEVON, EX32 7BG**

EDWARDIAN TOWN HOUSE IN HIGHLY CONVENIENT LOCATION!

3 Bedroom Marland brick fronted Terraced House in a great position a stones throw from town centre amenities. Available chain free and viewings easy to arrange - call us now!

£164,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	66
(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



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



- 3 Bedroom Edwardian Town House
- Highly sought after Charles Street location minutes from town centre shops and amenities
- Lounge and separate Dining Room
- Kitchen
- Rear Porch/Utility
- Bathroom with white suite
- Additional Cloakroom/W.C
- Gas fired central heating with combi boiler & replacement double glazing
- Enclosed rear Courtyard
- An ideal first or family home - chain free



An opportunity to purchase one of the highly sought-after Edwardian Town Houses located in the much admired Charles Street area of Barnstaple.

These attractive Marland brick fronted houses are always in demand and this particular property is being offered chain free and available for a quick completion.

It offers 3 Bedroom accommodation on Two Floors with gas central heating and replacement double glazing installed and also includes an Entrance Hall, Lounge and separate Dining Room, Kitchen with adjacent lean to/Utility, Bathroom and Cloakroom.



Externally there is a good sized paved Courtyard Garden and with the property being in the sunny side of the street this is a real sun trap.

In all a great opportunity to purchase a traditional 3 Bed Home in one of the most popular areas in the centre of town. Further details and approximate measurements are as follows:

GROUND FLOOR

ENTRANCE PORCH

With door to front, tiled floor and part layers door to

ENTRANCE HALL

With radiator and stairs to first floor.

LOUNGE 11'0" X 10'9" (3.36 X 3.3)

With double glazed window, radiator, picture rail and panelled door

DINING ROOM 11'1" X 11'9" (3.4 X 3.6)

With double glazed window and radiator, useful under stairs storage cupboard and door to



KITCHEN 7'2" X 9'2" (2.2 X 2.8)

Fitted with a single drainer sink unit with cupboards under, matching base and wall mounted units with work surface, space for cooker and additional appliances.

LEAN TO PORCH/UTILITY 4'7" X 7'6" (1.4 X 2.3)

With plumbing for washing machine and door to garden.

NOTE

There is thought to be potential to enlarge the Kitchen by incorporating it with the Lean To/Utility Area.

BATHROOM

With a panelled bath with mixer taps and shower attachment, pedestal hand basin and low level w/c, part tiled walls, extractor fan, double glazed window, radiator and Potterton wall mounted gas combination boiler for hot water and heating.

FIRST FLOOR LANDING

Hatch to loft and linen cupboard

BEDROOM ONE 14'9" X 11'1" (4.5 X 3.4)

Spacious double bedroom with two double glazed windows to the front elevation, radiator, panelled door and picture rail.

BEDROOM TWO 11'9" X 8'10" (3.6 X 2.7)

With radiator, double glazed window and panelled door

BEDROOM THREE 8'10" X 8'10" (2.7 X 2.7)

With radiator and double glazed window.

CLOAKROOM

With hand basin, low level w/c, extractor fan and a radiator.

OUTSIDE

Good sized paved courtyard with a rear access gate and enjoying a sunny aspect.

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.