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Smart Move

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND A



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72A NEWPORT ROAD, BARNSTAPLE, DEVON, EX32 9BG

Struggling to find a Garden in your price range?

A rare opportunity to purchase a stylishly refurbished 2 Bedroom Garden Flat located in the heart of Newport and available with no on going chain.

£127,400

- A recently re-furbished & spacious 2 Bedroom Ground Floor Garden Flat located in popular Newport
- Delightful enclosed good sized Back Garden laid to lawn with a paved sitting area
- Brand new fitted Kitchen with base and wall mounted cupboards and a built in hob and oven
- Lounge with an eye catching feature fireplace
- 2 double sized Bedrooms with fitted wardrobes in Bedroom 2
- Brand new Shower Room fully tiled with a corner shower
- Brand new electric radiator heating & new fitted carpets/floor coverings throughout
- Neatly decorated throughout with modern clour tones complimented by regency style panelled doors and brush steel light switches & power points
- Newport amenities on your doorstep with the open spaces of Rock Park close buy and Barnstaple town centre 1 mile away



KITCHEN 12'8 X 6'11 (3.86M X 2.11M)
 Brand new fitted kitchen with cream high gloss finish base and wall mounted cupboards, integrated electric hob and oven plus fridge freezer, work surface with single drainer sink unit with mixer tap, tiled splash back, power points, electric radiator, down lighting, door to

REAR HALL
 With plumbing for washing machine and door to back garden.

Door off Hallway to

LOUNGE 14'3 X 10'4 (4.34M X 3.15M)
 With a pretty period marble fireplace with ornate tiled insets, fitted window blinds, electric radiator and wood effect flooring, downlighting and power points.

Door to

BEDROOM ONE 19'1 X 13'10 INTO BAY WINDOW (5.82M X 4.22M INTO BAY WINDOW)
 An impressive room with a bay window and attractive marble fireplace with tiled insets, two electric radiators, coved ceiling, power points, fitted blinds included in the sale and new fitted carpet.

BEDROOM TWO 11'5 X 7'7 (3.48M X 2.31M)
 Fitted wardrobe with hanging rail, electric radiator, power points and fitted window blinds, window overlooking the back garden.

Door from Rear Hall to

SHOWER ROOM
 A new extension with a velux window and a white suite with a tiled corner shower. Low level w/c, wash hand basin, heated towel rail, downlighting, shaver point and extractor fan.

GARDEN
 To the rear there is a good size back garden with a paved sitting area to a lawned garden with shrub beds bordering. A really good size garden to find with a property in Newport and within this price range.

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.



Chequers Estate Agents of Barnstaple are delighted to offer for sale the Garden Flat a stylishly re-furbished 2 Bedroom Ground Floor Flat situated on Newport Road located within a conservation area having local amenities on your doorstep and the open spaces of Rock Park close by.

This spacious home has the added notable attraction of its own Garden which is a good size and a rarity to find with properties within this price range. The property stylishly combines character features with modern day comforts and viewers who do take the time to look will be impressed with the high specification finish with the flat offering a brand new fitted Kitchen and Shower Room.

The accommodation on offer has an adaptable layout which an internal viewing will reveal it will also highlight two beautiful period fireplaces. The Flat benefits from brand new electric radiator heating with its neat internal decorations being complimented by regency style panelled doors and fitted carpets.

It is thought that the availability of this impressive Garden Flat will appeal to both first time buyers and investors it is also thought that it could ideally suit the Airbnb market. There is no on going chain and appointments to view can be easily arranged by contacting Chequers Estate Agents of Barnstaple the Vendor's Sole Agent.

FRONT DOOR TO ENTRANCE HALL
 With wood effect flooring. Two useful coat/storage cupboards, one with hanging rail and shelving. Glazed door to