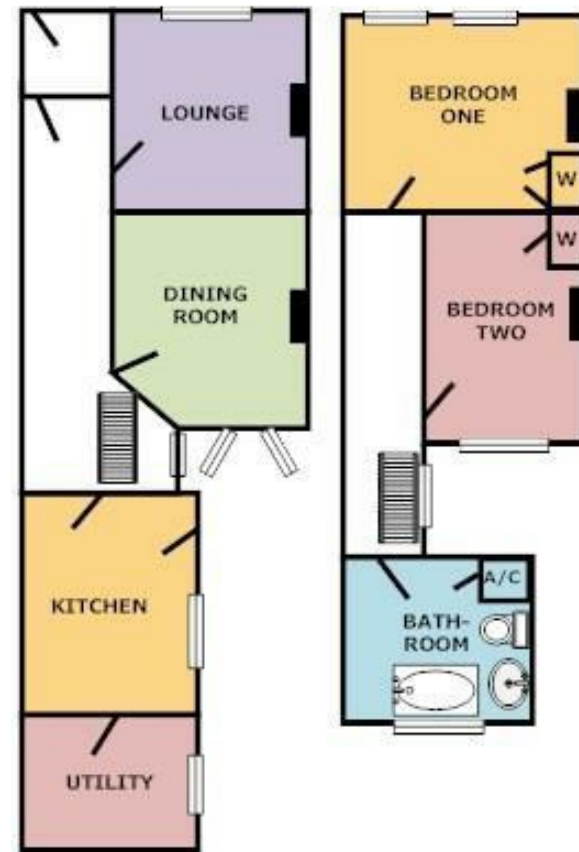
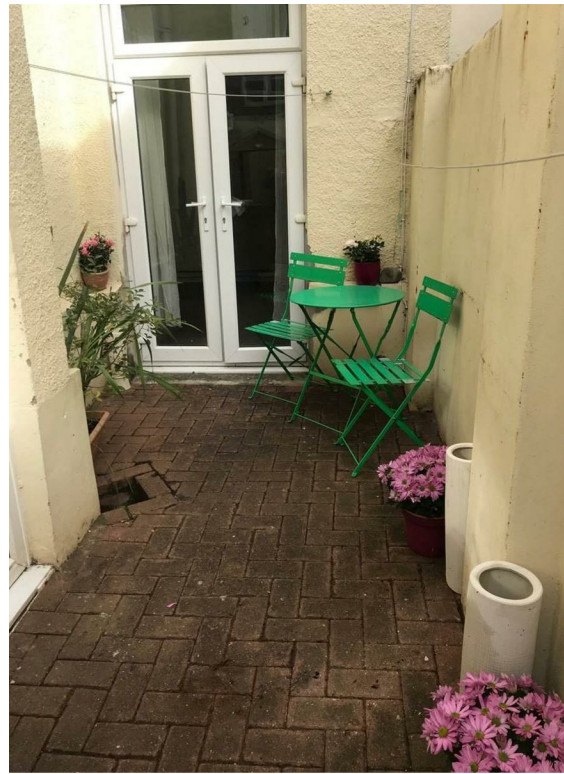




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£149,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

COUNCIL BAND **A**



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3 VICARAGE LAWN, BARNSTAPLE, DEVON, EX32 7BW

A 2 Double Bedroom Town House with a spacious and well arranged interior located right in the heart of town in a popular and highly convenient residential area. Gas central heated and double glazed the property includes 2 Reception Rooms, Modern Kitchen and Utility along with a really spacious Bathroom. Viewing thoroughly recommended.

- Spacious 2 Double Bedroom Town House
- Lounge with ornamental fireplace
- Dining Room with French doors
- Well fitted modern Kitchen with integrated hob, oven and chimney style hood
- Large Bathroom with white suite
- Gas central heating with combi boiler (installed March 2017) and new smart meters
- PVCU double glazed replacement windows
- Enclosed Courtyard with Shed
- Residents Permit Parking
- Internal viewing a must



KITCHEN 10'6 X 7'6 (3.20M X 2.29M)

Fitted with a range of modern and attractive shaker style units with matching base and wall mounted units featuring cupboards, drawers, contrasting worktops and matching splashback. Integrated gas hob with electric oven and chimney style hood and an inset single drainer sink unit, double glazed window and door to courtyard.

UTILITY ROOM 7'1 X 5'6 (2.16M X 1.68M)

With radiator, double glazed window, plumbing for washing machine and shelving.

FIRST FLOOR LANDING

With double glazed and original stained glass window.

BEDROOM ONE 13'4 X 10'5 (4.06M X 3.18M)

A spacious and attractive room with two double glazed windows, radiator, ornamental period fireplace feature and fitted wardrobe cupboard. Panelled door and picture rail.

BEDROOM TWO 11'1 X 10'6 (3.38M X 3.20M)

With ornamental period fireplace feature, panelled door, radiator and double glazed window, picture rail and fitted double wardrobe cupboard.

BATHROOM 10'7 X 7'8 (3.23M X 2.34M)

Larger than average bathroom fitted with a white suite incorporating a panelled bath with telephone style taps and mixer shower, pedestal hand basin and low level w/c. Tiled wall surrounds, radiator and double glazed window. Airing cupboard with shelving and also housing the gas fired combi boiler for the hot water and heating (installed March 2017 - warranty still valid).

OUTSIDE

Enclosed rear courtyard style garden on the sunny side with useful timber shed. Resident's roadside permit parking available.

A spacious 2 Double Bedroomed Town House located in a really popular residential location right in the heart of town a few minutes level walk to local shops and amenities.

This 2 Storey Victorian House offers well arranged accommodation including an Entrance Porch and Hall, Lounge with ornamental fireplace, plus a separate Dining Room with French doors leading to the Courtyard Garden. On the First Floor are 2 really good sized Bedrooms and spacious Bathroom with a white suite. Central heating is from a modern combi boiler and PVCu double glazing is installed throughout. The Enclosed Courtyard features a useful timber shed. Residents Roadside Parking Permits are available.

Recommended for internal viewing the property is vacant and available with no on going chain.

GROUND FLOOR

ENTRANCE HALL

With PVCu door to front, coats hanging, half glazed door to

ENTRANCE HALL

With feature arch, stairs to first floor, understairs storage.

LOUNGE 10'5 X 10'1 (3.18M X 3.07M)

With double glazed window to front, radiator and coving, attractive ornamental fireplace feature.

DINING ROOM 11'1 X 9'9 (3.38M X 2.97M)

With double glazed French doors for direct access to the courtyard, radiator and fitted cupboard to recess.

