

**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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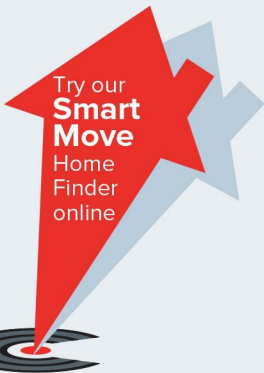
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND



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**2 TRESMERE COURT VICTORIA ROAD,  
BARNSTAPLE, DEVON, EX32 9HR**

Newport home with car parking!

If you have been struggling to find a home in Newport with off road parking then look no further!  
This 3 bedroom house close to Rock Park has allocated parking for 2 vehicles and is available with no chain.

**£170,000**



- A spacious 3 Bedroom, 2 Reception room Newport home with its own off road car parking
- Within walking distance of Rock park, the Tarka trail and Barnstaple town centre
- Large living room ideal for family life
- Kitchen/Diner with base and wall moounted cupboards with a cooker being included in the sale
- Separate Dining room/Playroom
- 3 Bedrooms with built in wardrobes in bedrooms 1 and 2
- Bathroom
- Gas radiator central heating and Double Glazed windows
- Allocated parking two for vehicles at the rear



Chequers Estate Agents of Barnstaple are delighted to offer for sale 2 Tresmere Court a spacious 3 bedroom family home located within Tresmere Court just a short walk away from the open spaces of Rock Park and the popular Tarka Trail.

No 2 Tresmere Court actually fronts onto Victoria Road and can be found tucked away behind a tall fence whilst the car parking is accessed from Gloster Road to the rear of the small Tresmere Court Development.

The property is larger inside than a quick glimpse from the front would suggest and viewers who do take time to look will be surprised at the living space on offer. The gas centrally heated accommodation is arranged over two floors and briefly comprises living room, kitchen/diner and a separate dining room/playroom.

Upstairs there is a bathroom which does really need replacing and 3 bedrooms with bedrooms 1 and 2 having built in wardrobes.

Outside there is an easy to maintain stone chipped front garden whilst to the rear there is an easy to maintain paved garden ideal for drying washing.

The off road allocated car parking can be found to the rear of the property and is accessed via Gloster Road.

If you have been looking for that Newport home with off road car parking and don't mind giving a home a refresh then no 2 Tresmere Court will be right up your street.

#### PVCU DOUBLE GLAZED FRONT DOOR TO

#### LOUNGE 17'6 X 13'11 (5.33M X 4.24M)

Two double radiators, coved ceiling, power points and understairs cupboard. Access from lounge to

#### DINING ROOM/PLAYROOM 7'10 X 7'9 (2.39M X 2.36M)

Power points, coved ceiling, patio doors to courtyard, glazed door from lounge to

#### KITCHEN/DINING ROOM 13'11 X 7'11 (4.24M X 2.41M)

With a range of modern fitted units with matching base and wall mounted cupboards, including glazed display cabinets, contoured work surface with inset single drainer sink n half sink unit with mixer tap, tiled splashback, tiling contoured behind the work surface, gas cooker included in the sale, wall mounted gas boiler, plumbing for washing machine, power points, double radiator , PVCu double glazed door to rear courtyard. Staircase from lounge to

#### FIRST FLOOR LANDING

Hatch to loft space, door to airing cupboard with a factory lagged hot water tank. Door to landing to

#### BEDROOM ONE 11'10 X 10'11 (3.61M X 3.33M)

Fitted wardrobes, radiator and power points

#### BEDROOM TWO 14'6 X 8' (4.42M X 2.44M)

With fitted wardrobes, matching chest of drawers further fitted wardrobes, radiator, coved ceiling, power points

#### BEDROOM THREE 9'1 X 7'11 (2.77M X 2.41M)

Radiator, power points, coved ceiling, built in wardrobe with hanging rail. Door from landing to

#### BATHROOM

With floor to ceiling wall tiles, bathroom comprises a panelled bath with an electric shower above the bath, low level w.c, pedestal wash hand basin, radiator, extractor fan

#### OUTSIDE

To the front of the property there is an easy to maintain stone chipped garden with flower beds, paved courtyard to the rear with a gate providing rear access. To the rear there are two allocated car parking spaces with access to these via Gloster Road.

#### 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 you decision to buy, please contact us before viewing the property.