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Smart Move

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		74	
(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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**19 WOOLBARN LAWN,
 BARNSTAPLE, DEVON, EX32 8PQ**
 Attention first time buyers!

If you have been looking to take your first steps onto the property ladder then take a closer look at 19 Woolbarn Lawn, a much improved 2 Bedroom end of terraced house with a larger than average back and side garden.

£165,000

- A 2 Bedroom end of terrace house within a small cul de sac and benefitting from gas central heating and UPVC double glazing
- Attractive refitted Kitchen-Diner with matching base and wall mounted cupboards and including a built in hob and oven while the Kitchen window overlooks the back garden and a door opens out onto the garden
- Lounge with attractive wood effect flooring
- 2 good sized Bedrooms with Bedroom 1 having a built in wardrobe and two windows which overlook the Woolbarn cul de sac and residents car park
- Bathroom with a recently fitted white suite with a shower above the bath with the Bathroom look being enhanced by attractive wall tiles
- Enclosed back and side garden with an extra piece of garden having been purchased recently so the property now offers a larger than average garden and is an ideal space for children to play or for pets to potter
- A popular edge of town address close to Orchard Vale School, a Tesco superstore, Barum Gate Inn, fish and chip shop, general store and hairdressers
- No Chain



Chequers Estate Agents of Barnstaple are delighted to offer for sale 19 Woolbarn Lawn, a 2 Bedroom end of terrace house situated within a small cul de sac which in turn forms part of the Whiddon Valley development.

The property has been in the same ownership for some ? years and recently the vendor has replaced the Kitchen and Bathroom and redecorated throughout. In addition an extra piece of garden has been purchased to provide a larger garden with the back garden having been extended to include a further side garden area which is fenced to one and side and walled in to the other three sides making it an enclosed area for children to play and for pets to potter.

The availability of No.19 Woolbarn Lawn is thought to be of interest to both first time buyers and those seeking a possible buy to let property as it offers easy to run accommodation with the house benefitting from gas radiator central heating and UPVC double glazing.

The property briefly comprises on the ground floor, Lounge and a Kitchen-Diner which was refitted 2 years ago and includes matching base and wall mounted cupboards together with a built in hob and oven. The outside space will surprise and is larger than you would expect to find with many 2 Bedroom Houses in this price range and location. The garden has been designed with ease of maintenance in mind and is stone chipped with a paved seating area. A gate provides rear pedestrian access and a garden shed is included in the sale.

If you have been looking for your first home or a buy to let property and would like to find a home on a larger than average plot then No. 19 Woolbarn Lawn will be worth a closer look and should be added to your viewing list. Appointments to view can be easily arranged by contacting Chequers Estate Agents of Barnstaple the vendors sole agents on 01271 379314 or by emailing tim@chequershomes.co.uk

UPVC DOUBLE GLAZED FRONT DOOR TO



LOUNGE 13' X 12'10 (3.96M X 3.91M)

With an engineered oak flooring, coved ceiling, dado rail, understairs storage area using venn quarry stove, ideal place for TV etc. Double radiator, door to understairs storage cupboard housing a gas combination boiler, recently installed 2019 consumer unit. Regency style panelled door to

KITCHEN-DINER 12'11 X 6'6 (3.94M X 1.98M)

Re-fitted with oak fronted units with both base and wall mounted cupboards, including a glazed display wall cupboards, contoured work surface, built in 4 ring gas hob with an extractor hood above, fitted oven under, single drainer sink unit with mixer tap, tiled splashback, plumbing for washing machine, tiled floor, coved ceiling, double radiator, door to garden

STAIRCASE FROM LOUNGE TO

FIRST FLOOR LANDING

Hatch to loft space, regency style panelled doors to

BEDROOM ONE 10'2 X 9'9 PLUS RECESS FOR WARDROBE (3.10M X 2.97M PLUS RECESS FOR WARDROBE)

Radiator, power points, door to built in wardrobe, new fitted carpet fitted October 2020

BEDROOM TWO 9'2 X 6'5 (2.79M X 1.96M)

Radiator, power points, new carpets fitted October 2020

BATHROOM

With floor to ceiling wall tiles and comprising a white suite with as shower above the bath, glazed shower screen, low level W.C, wash hand basin, radiator

OUTSIDE

The property is situated at the end of a terrace of just 3 houses. Recently the owner of No.19 has added an extra piece of garden from the original developer. So now the property has a larger than average garden which extends to the side of the house. The garden featuring an extensive paved patio area with a stone chipped seating area leading to a long lawned garden ideal for children and pets. A gate provides rear access and the garden is nicely walled to 3 sides with a tall timber fence on the remaining side. There is residents car parking to the front of the house.

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.