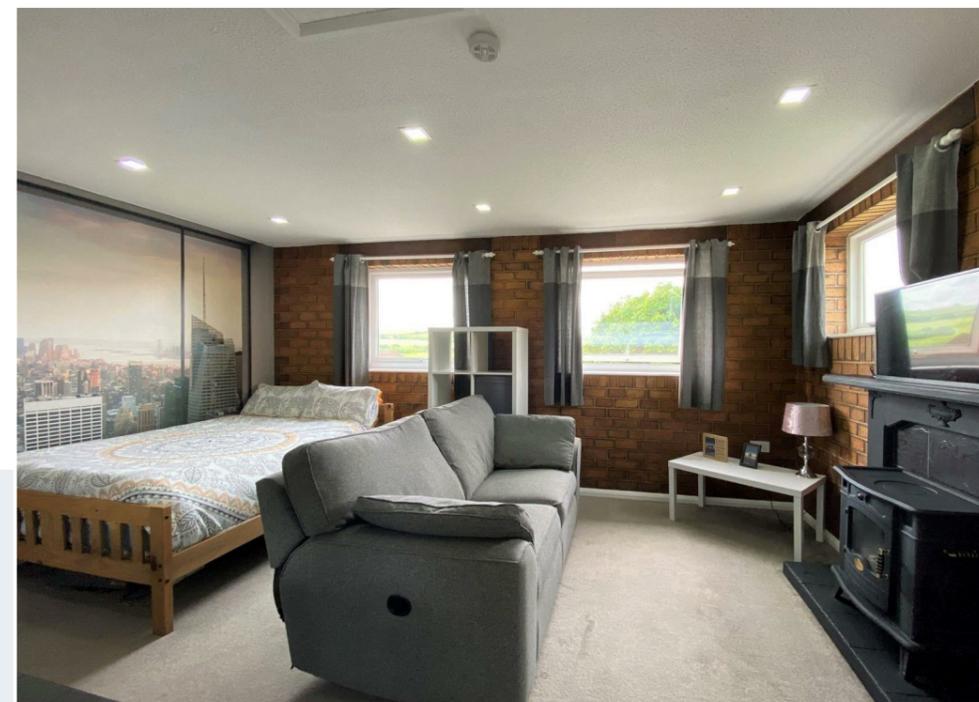


**Floor Plan**

Total floor area 27.5 sq.m. (295 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**COUNCIL TAX BAND A**



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
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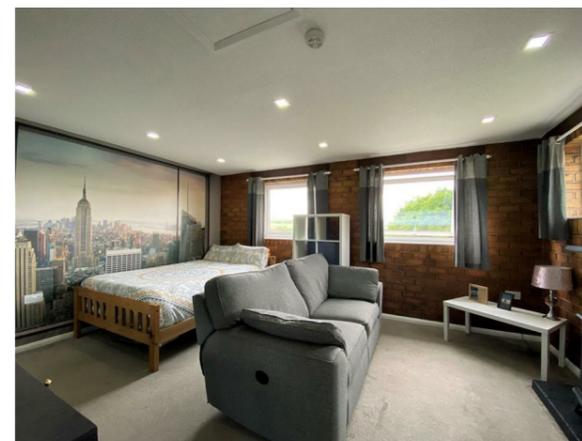


**86 BARTON ROAD, BARNSTAPLE, DEVON, EX32 8NG**

86 Barton Road is an excellent opportunity for a first time buyer, frequent visitor to the area or investor. The property is a modern first floor studio apartment close to local amenities, benefiting from off-road parking and a low maintenance garden with patio area for alfresco dining or entertaining. Internal inspection is advised to appreciate what this studio flat has to offer.

**£120,000**

- Attention first time buyers or investors
- No Chain!
- Off road parking
- Very popular location
- Good size garden
- Close to excellent local amenities
- Call now to book



### **LIVING AREA / BEDROOM 11'11 X 15'10 (3.63M X 4.83M )**

Dual aspect room which is bright and spacious. Fitted carpet and convection timer heater with feature fireplace.

### **KITCHEN 6'6 X 6'5 (1.98M X 1.96M )**

The kitchen is very well equipped and has a range of units with space for a washer dryer, chest fridge and freestanding cooker.

### **BATHROOM 6'2 X 5'9 (1.88M X 1.75M )**

The bathroom is again spacious and is fitted with a modern 3 piece suite with a shower above the bath.

### **AGENTS NOTE**

The property is leasehold with 93 years remaining. The lease is £250 per year and maintenance charges are approximately £600 per year however, you will receive a rebate if that maintenance fee is not fully utilised across the year.

### **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.

Located in the popular area of Whiddon Valley in Barnstaple and overlooking beautiful countryside to the South of the North Devon Link Road, is this well presented studio apartment which offers the perfect opportunity to get onto the housing ladder or for another sound investment. This apartment is ideal for those looking for a great location, parking and outside space to match.

This block is nicely set back from Barton Road and enjoys ample on road parking with extra parking bays to the rear. This first floor studio flat is bright and spacious with 2 UPVC double glazed windows which overlook the front elevation. The kitchen is very well equipped and has a range of units with space for a washer dryer, chest fridge and freestanding cooker. The studio itself is spacious and has floor space for a table, chairs and a sofa set alongside a double bed. The bathroom is again spacious and is fitted with a modern 3 piece suite.

Outside your front door, the communal hallway and stairs give access to the front elevation. To the rear of the block you will find ample unrestricted off-road parking and access into the rear garden. The garden is a good size, ideal for anyone who enjoys a sunny aspect, and this space also benefits from a patio area for alfresco dining. This apartment is ideal for someone looking for a bolt hole within Barnstaple or the perfect first time purchase. Call us today to book a viewing on 01271 379314 or email [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk).

