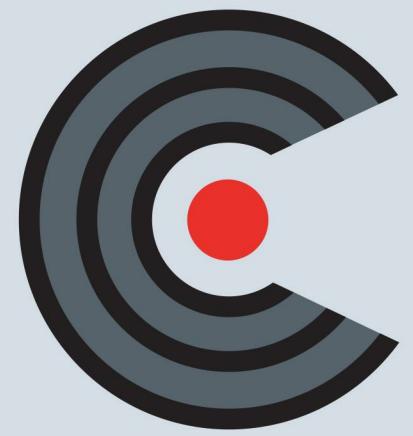


COUNCIL BAND B



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9 VICTORIA LAWN, BARNSTAPLE, DEVON, EX32 9HU

A fantastic turn key opportunity!

Have you been looking for a home you can move into, unpack and start living? Then look no further you have found it! An extensively refurbished town house with a beautiful walled South facing garden and featuring a superb brand new Kitchen and new Bathroom. No Chain.

£190,000

- A most impressive 3 Bedroom Town House enjoying a tucked away position within Victoria Lawn close to the open spaces of Rock Park and the Tarka Trail
- Highly convenient location being within easy reach of both Barnstaple town centre and Newports shops and Park school
- Delightful walled South facing garden featuring an attractive paved seating area and a freshly turfed garden
- Superb brand new fitted Kitchen with stylish and contemporary finish and including a built in hob & oven
- Lounge with a feature bay window
- Separate Dining Room with french doors opening directly out onto the delightful back garden
- 3 good sized Bedrooms all with brand new fitted carpets
- New Bathroom featuring a white suite with a shower above the bath complimented by attractive wall tiles
- Gas radiator central heating and UPVC double glazed windows & doors



Chequers estate agents of Barnstaple are delighted to offer for sale 9 Victoria Lawn, a spacious and extensively refurbished 3 Bedroom Town House with a delightful walled garden. This impressive home is far larger internally than a quick glimpse from the front would suggest and as you step inside you immediately get the feeling of space and a feel for the high specification finish.

The gas centrally heated and double glazed accommodation is arranged over two floors and comprises Entrance Hall, Lounge with a bay window, separate Dining Room and a superb new Kitchen with stylish & contemporary fitted cupboards including a built in hob & oven. On the first floor there are 3 good sized Bedrooms and a family Bathroom with a brand new white suite with a shower above the bath.

The garden is a real talking point as it enjoys a southerly aspect and is attractively walled and features a lovely paved seating area leading to a freshly turfed garden. A great enclosed garden space for children to play and secure for pets. A garden gate helpfully allows rear pedestrian access.

If you have been looking for that turn key opportunity and would like to find a home where you can simply move in and unpack and start living then look no further. Appointments to view are recommended and 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

ENTRANCE HALL

Original tiled flooring, radiator. Door to

LOUNGE 13'5 X 11 (4.09M X 3.35M)

Lounge with bay window, coved ceiling, radiator. Access from Hallway to

DINING ROOM 16'4 X 10'4 (4.98M X 3.15M)

Attractive grey wood effect flooring, floor to ceiling radiator, door to understairs storage cupboard. Door to garden. Access to

KITCHEN-BREAKFAST ROOM 15' X 7'8 (4.57M X 2.34M)

Attractively re-fitted Kitchen with lots of cupboard space. Work surface with a built in electric hob with an extractor hood above, fitted oven under, single drainer sink unit with mixer tap, grey wood effect flooring. cupboard housing gas combination boiler

STAIRS FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Hatch to loft space, door to useful landing storage cupboard

BEDROOM ONE 14' X 10'4 (4.27M X 3.15M)

Radiator, power points

BEDROOM TWO 11'10 X 8'3 (3.61M X 2.51M)

Radiator, power points, coved ceiling

BEDROOM THREE 7'11 X 7'2 (2.41M X 2.18M)

Radiator, power points, coved ceiling

BATHROOM

New white suite with a P shaped bath with a shower above with an oversized shower head, tiled wall surround and a glazed shower screen, low level W.C, wash hand basin, heated towel rail

OUTSIDE

To the rear there is a walled South facing garden with a recently laid patio area leading to a newly turfed garden, gate provides rear access.

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.