

CHEQUERS


INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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FLAT 2, 16 STICKLEPATH HILL, STICKLEPATH BARNSTAPLE, DEVON, EX31 2BS

More than meets the eye!

A rare opportunity to buy a 1 bedroom flat with estuary views and its own driveway parking, garage and garden all within this price range.

The popular tarka trail and the town centre are minutes away as is the towns train station, 2 superstores and a Costa coffee house, everything you might want without taking the car.

£130,000

- A well presented and improved 1 bedroom flat with estuary views
- Own private driveway parking and newly built block built garage
- Garden laid to lawn with a garden shed included in the sale
- Spacious lounge diner with a large window allowing the open views to be easily enjoyed
- Fitted kitchen with base and wall mounted cupboards
- Good size double bedroom with a bay window and a built in wardrobe
- Recently fitted bathroom with a white suite with a shower over the bath
- A fine example of how to present a home for sale



Chequers estate agents are delighted to offer for sale flat 2,16 Sticklepath Hill, an impressive flat which offers a fair bit more than meets the eye. This inviting and conveniently situated home has a few surprises including its own driveway parking and recently built garage. It also has a good size garden and from the living room window there are open views towards the estuary and beyond.

The flat is ideally located for anyone who wants to be close to town and the popular tarka trail indeed with this location you have everything on your door step from the towns train station, to a costa coffee house you even have a choice of superstores and all within a few minutes walk. This location reduces the need to use your car on a daily basis and so once parked up on your own driveway you will be able to wander into town and not have to think about town centre parking.

It benefits from gas central heating and briefly comprises entrance hall, impressive living room with estuary views, large bedroom with a built in wardrobe , modern kitchen and a recently fitted bathroom with a white suite with a shower over the bath, a lovely bathroom complimented by contemporary wall tiles and a heated towel rail.

So as you can see this flat certainly offers a fair bit more than your average 1 bedroom flat and It is a rare opportunity to find all of these features with properties in this price range. If you have been looking for your first home or a buy to let opportunity then this flat with its exciting extras will be of interest 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

AGENTS NOTE

This flat makes up one of 3 flats in this substantial town house with each owner owning a share of the freehold. The flats are held on a 999 year lease which commenced in 2002 so there are 981 years remaining. Each flat owner pays £25 pcm into a property maintenance account which goes towards the upkeep of the building and pays for the buildings insurance. The building was redecorated externally just a few years ago.



COMMUNAL ENTRANCE LOBBY

Door to reception hall

RECEPTION HALL

New flooring

BEDROOM ONE 14'2 INTO BAY X 11'4 (4.32M INTO BAY X 3.45M)

UPVC double glazed bay window, built in wardrobe with hanging rail and shelving, radiator, fitted carpet

BATHROOM

Recently fitted bathroom with a white suite with a shower over the bath, wash hand basin, w/c, heated towel rail. A lovely room enhanced by contemporary wall tiles

LOUNGE 14'8 X 14'6 (4.47M X 4.42M)

Single glazed sash windows with view of distance open countryside. TV point, gas fire with back boiler supplying central heating system, radiator, picture rail, fitted carpet. Archway to Kitchen

KITCHEN 7'2 X 7'1 (2.18M X 2.16M)

Single glazed sash window, fitted kitchen with a range of base level and wall mounted units comprising single bowl drainer sink with cupboard space below, space for fridge/freezer, space and plumbing for washing machine, integrated electric hob with extractor hood over, integrated electric oven, tiled splashback, new flooring

OUTSIDE

Alongside the building there is a driveway providing private off road parking and a newly built block built garage with power & light 10'2 x 8'2 Ideal for motor bikes/ push bikes etc. The garden can be found to the back and you will find a good sized lawned garden with a garden shed being included in the sale.

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.