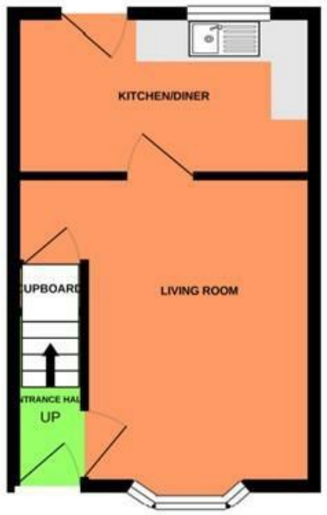

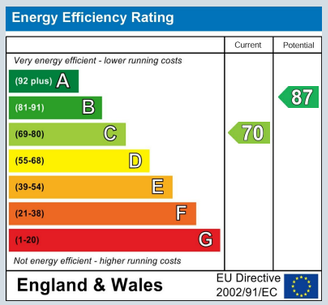

COUNCIL BAND **B**

CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk

Try our **Smart Move** Home Finder online

OnTheMarket.com
rightmove.co.uk The UK's number one property website
National Association of Estate Agents LICENSED MEMBER NAEA
RICS Registered Valuer

7 JUNIPER COURT, ROUNDSWELL
BARNSTAPLE, DEVON, EX31 3RL

Attention first time buyers!

If you have been looking for a well located 2 bedroom end of terraced home and would like to find one with off road parking and an enclosed tree lined back garden then take a look at 7 Juniper court an ideal first time purchase and available with no chain and some furniture if required.

CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

T: 01271 379314
E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk

£195,000

- A modern 2 bedroom end of terraced house with its own allocated car parking and an enclosed back garden with a tree lined backdrop
- Enjoying a tucked away position being away from passing traffic and siding onto an open green / cycle path proving pedestrian access to Sainsbury's superstore
- Benefitting from gas central heating and having brick elevations which helps to keep external maintenance to a minimum
- Lounge with a bay window and new fitted carpets
- Kitchen diner featuring base and wall mounted cupboards with a window overlooking the back garden
- 2 bedrooms with bedroom 1 having built in wardrobes providing excellent storage
- Bathroom with a modern suite being fully tiled with a shower above the bath
- Available with No chain and an ideal first time buy / buy to let opportunity

Chequers estate agents of Barnstaple are delighted to offer for sale no 7 Juniper Court, a modern 2 bedroom end of terraced house situated on the Sainsburys side of Roundswell. No 7 Juniper Court enjoys a tucked away position being away from passing traffic and siding onto an open green/ cycle path. The property benefits from gas radiator central heating has the added attraction of having brick elevations which helps to keep external maintenance to a minimum.

Inside you will find the recently re decorated and partly re carpeted accommodation arranged over two floors with the property briefly comprising on the ground floor, entrance hall, lounge and a kitchen diner with a window which overlooks the back garden. Upstairs there is a bathroom with a white suite and 2 good sized bedrooms with bedroom 1 having built in wardrobes. The outside space is worth highlighting as the property offers its own driveway car parking with enough space to park 3 vehicles. To the rear there is an enclosed back garden which adjoins an open green a perfect garden for a summer bbq, children to play and for pets to potter.

The Juniper Court cul de sac can be found on the Sainsbury's side of Roundswell and is located within an easy Walk of a Sainsbury's superstore while close by you will find a Dunelm mill store and a Costa coffee house. Alongside the property is a cycle/ footpath which extends through Roundswell and is a delightful tree lined walk ideal for dog walking and cycling. Barnstaple the regional centre for North Devon is 2 miles away and here you will find a wide choice of shopping and leisure facilities as well as a train and bus station.

If you have been looking for a 2 bedroom end of terrace home and would like to find one which is well located and with good parking and an enclosed back garden then no. 7 Juniper Court will be worth a closer look. Appointments to view are recommended and can be easily arranged by contacting Tim at Chequers on 01271 379314 or by emailing tim@chequershomes.co.uk.

FRONT DOOR TO

ENTRANCE HALL
Radiator, coved ceiling, regency style panelled door to

LOUNGE 15'9 X 9'8 (4.80M X 2.95M)
With a bay window, double radiator, power points, tv point, understairs storage cupboard, wall lights, coved ceiling, regency style panelled door to

KITCHEN 13' X 7'1 (3.96M X 2.16M)
With base and wall mounted cupboards, work top with a single drainer sink unit, tiled splashback, gas cooker included in the sale, plumbing for washing machine, space for fridge freezer, radiator, power points, window overlooking back garden, door to garden

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING
Hatch to loft space, door to airing cupboard housing gas combination boiler and with fitted shelving. Regency style panelled doors to

BEDROOM ONE 10'1 X 9'7 (3.07M X 2.92M)
Radiator, power points, fitted bedroom furniture including fitted wardrobes, chest of drawers and bedside tables. Open outlook towards cycle / footpath and open green

BEDROOM TWO 11'6 X 6'5 (3.51M X 1.96M)
Radiator, power points, window overlooking the back garden and cycle / footpath plus the Maple Grove open spaces which adjoins the back garden

BATHROOM
With a panelled bath with a shower above, low level W.C, wash hand basin, radiator, shaver point

OUTSIDE
To the front there is a long driveway providing parking for 2/3 vehicles. A gate provides sides access to the back garden which is enclosed and paved for ease of maintenance with shrub borders and a large garden shed, outside tap.

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.