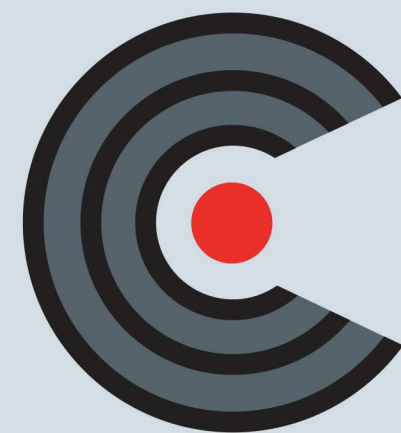
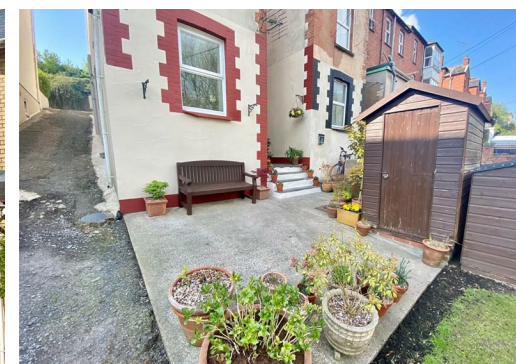




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(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 3, 7 STICKLEPATH HILL, STICKLEPATH
BARNSTAPLE, DEVON, EX31 2BS**

Attention first time buyers!

If you have been looking for a conveniently and beautifully presented 1 bedroom home then take a look at this garden flat. Located within easy reach of the Tarka Trail and Barnstaple town centre this inviting flat should be added to your viewing list.

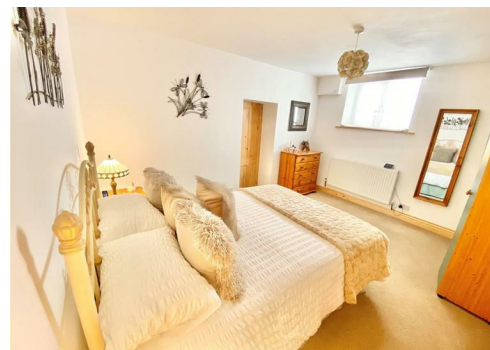
£140,000

- A beautifully presented and spacious 1 bedroom garden flat located within half a mile of Barnstaple town centre
- Small courtyard garden with a garden shed being included in the sale
- Spacious lounge - diner big enough for a comfy sofa and with a window overlooking the courtyard
- Attractive Kitchen recently refitted with a view from the kitchen sink towards small wooded area
- Large double sized bedroom with a walk in wardrobe
- Contemporary shower room with a white suite with a tiled shower and a vanity wash hand basin and towel rail
- Gas radiator central heating and UPVC double glazed windows
- Residents permit car parking and within easy reach of Barnstaple train station, Tesco and Asda.



Chequers estate agents of Barnstaple are delighted to offer for sale The Garden Flat, Flat 3 No. 7 Sticklepath Hill, a beautifully presented and much improved 1 bedroom flat.

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 you have paid for your parking permit you will be able to wander into town and not have to think about town centre parking.



The flat has the added attraction of a small courtyard ideal for potted plants and a place to sit, its also a handy outside space to dry the washing. The flat benefits from gas central heating and UPVC double glazing and offers good sized accommodation and briefly comprises kitchen with a range of fitted units, good size lounge, a double sized bedroom with a walk in wardrobe and a shower room. The shower room is tastefully appointed with a tiled shower with a glazed shower screen door and a vanity wash hand basin.

If you have been looking for your first home or a buy to let opportunity then this flat with its beautifully presented interior 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

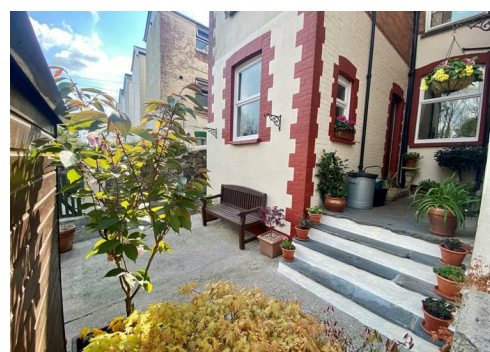
AGENTS NOTE

The flat is held on a 999 year lease which commenced in 1988. The monthly service charge is £60 per month and this figure includes building insurance.

FRONT DOOR (FOUND AT REAR OF THE BUILDING)

KITCHEN 13'8 X 7'11 (4.17M X 2.41M)

Attractively fitted with a range of base cupboards, contoured work surface with a single drainer sink unit with mixer tap. Heated towel rail, gas cooker point, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted gas boiler, window overlooking the rear garden. Pine door to



SHOWER ROOM

Tiled shower with a glazed shower screen door, low level W.C, wash hand basin with mixer tap, extractor fan, coved ceiling, heated towel rail.

Pine door from kitchen to

LOUNGE 14'3 X 11'2 (4.34M X 3.40M)

With wood effect flooring, radiator, coved ceiling, tv point, dimmer switch, large window overlooking the courtyard garden.

Pine door from lounge to

BEDROOM ONE 13'2 X 10'5 (4.01M X 3.18M)

Radiator, power points, door to walk in wardrobe with light and hanging rail

OUTSIDE

The flat has its own courtyard garden, further garden area where a garden shed is situated and 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.