

Total floor area 54.7 sq.m. (588 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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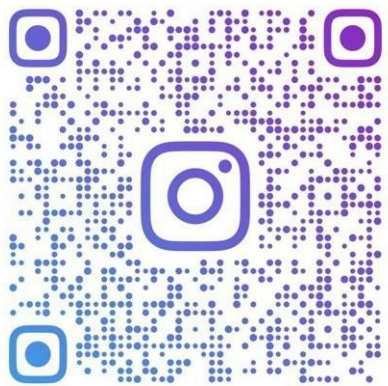
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**14 MOUNT VIEW LANDKEY ROAD,
BARNSTAPLE, DEVON, EX32 0HW**

Chequers Estate Agents are delighted to present this beautifully located Mount View Park home. With stunning views across the North Devon countryside, a large but manageable corner plot and gas central heating, as well as newly decorated throughout, this property is a must see.

£170,000

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- A newly decorated & well presented park home
- 2 double bedrooms
- Family bathroom
- Gas central heating with combi boiler
- UPVC double glazing
- Neatly maintained interior
- Communal parking
- On a bus route with a bus stop at the entrance of Mount View
- Easy access to local amenities and the town centre



This property is a really attractive 2 bedroom park home located at Mount View, a pleasant cul de sac of similar properties located on the outskirts of Barnstaple approached from Landkey Road.

This pleasant location has some attractive countryside surrounds and stands close to the local golf course. Barnstaple town centre is only 2 miles away and local convenience shopping is available at Landkey, Tesco and the Newport areas all within a mile. There is a bus route / bus stop at the entrance of Mount View. This unit is newly decorated throughout with new vinyl, laminate and carpeted flooring thought out.



It features an entrance hall/dining area. Lounge with large rear aspect window and door to the rear of the property with spectacular views. Plus kitchen area having a range of matching units together with appliances whilst the dining area provides plenty of room for a table a chairs.

There are 2 double bedrooms including bedroom one with fitted wardrobes. The second bedroom also has fitted bedroom furniture and there is a well-appointed part tiled family bathroom. LPG central heating is from a combination boiler and there is UPVC double glazed windows and doors throughout. A comfortable attractively presented and well-located home thoroughly recommended for early internal inspection. Further details and approximate measurements are as follows:

DINING ROOM 8'5 X 6'6 (2.57M X 1.98M)

With new laminate flooring, radiator, UPVC double glazed window to side elevation, power points. Newly decorated throughout.

KITCHEN 9'2 X 11'1 (2.79M X 3.38M)

With newly laid laminate flooring, gas hob cooker, tall fridge freezer unit, matching floor and wall units, power points.

LOUNGE 11'9 X 14'6 (3.58M X 4.42M)

With large UPVC double glazed window and UPVC door to rear elevation with stunning views to the countryside of Landkey. New carpet with new electric convection fire, newly decorated throughout, fitted unit with drawers and shelving.



BATHROOM 5'6 X 6'5 (1.68M X 1.96M)

With double electric shower, vinyl flooring, chrome ladder radiator. Pedestal sink with tiles, mirror above the sink, toilet and shelving.

BEDROOM ONE 9'9 X 9'2 (2.97M X 2.79M)

With newly laid carpet, UPVC double glazed window to side elevation, radiator, freshly decorated throughout and fitted vanity and wardrobe unit.

BEDROOM TWO 9'5 X 7'0 (2.87M X 2.13M)

With new carpet, radiator, UPVC double glazed window to side elevation, newly decorated.

OUTSIDE

The property benefits from a large wraparound garden with lawn area and stone chippings, outdoor shed with stunning views to the countryside. The outside is a fantastic space to enjoy the views, sunshine and alfresco dining. There is an outside tap, raised bedding areas with well established shrubs and plants, raspberries canes and area for storage of the gas canisters for cooking at the rear of the home.

The property has one allocated parking space.

AGENTS NOTE

12 month residency. Ground rent of £171 per calendar month.

A small dog and cats are considered.

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.