



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	63
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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**3 CERAMIC TERRACE,
BARNSTAPLE, DEVON, EX32 8JD**

A spacious and conveniently situated 2 Bedroom Town House benefiting from gas central heating and UPVC double glazed windows and doors. The property is ready for some updating and is considered to be an exciting opportunity for someone to put their own ideas into place.

£134,950

COUNCIL BAND A



- A conveniently situated & surprisingly spacious 2 Bedroom Town House
- Large open plan style Kitchen-Dining Room
- Lounge with a bay window feature
- Spacious Master Bedroom 13'9 x 11'5 with a period fireplace
- Large First Floor Bathroom with a modern white suite
- Gas central heating & UPVC double glazed windows & doors
- Walled Courtyard to the rear
- No chain



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 3 Ceramic Terrace, a 2 Bedroom Terraced Town House conveniently located for Barnstaple town centre and the open spaces of Rock Park and the Tarka Trail.

No 3 Ceramic Terrace benefits from gas central heating & UPVC double glazing and has good sized accommodation arranged over Two Floors.

There is some work to do which an internal viewing will reveal that said it is an exciting opportunity for someone to buy and out their own ideas into place.

The property briefly comprises on the Ground Floor; Entrance Hall, Lounge and a spacious open plan Kitchen-Diner. Upstairs there are 2 good sized Bedrooms and a large Bathroom which has a modern white suite.

There is no on going chain and so if you are looking for a spacious Town House that you can put your mark on No 3 Ceramic Terrace may well be of interest.

FRONT DOOR TO

ENTRANCE HALL

Door to

LOUNGE 13'9 X 10'6 (4.19M X 3.20M)

With a bay window and gas fire. Door off hallway to

DINING ROOM 12'3 X 11' (3.73M X 3.35M)

Radiator, power points, tiled fireplace, understairs storage cupboard.

KITCHEN 10'2 X 8'1 (3.10M X 2.46M)

Base and wall mounted cupboards, contoured worktop with a single drainer sink unit, tiled splash back, electric cooker point, radiator, wall mounted gas boiler, door to garden.

Staircase from entrance hall to

FIRST FLOOR LANDING

Radiator, hatch to loft space. Door off to

BATHROOM 10'11 X 8'11 (3.33M X 2.72M)

A spacious bathroom with a modern white suite, panelled bath with a shower above, low level w/c, wash hand basin, double radiator and period fireplace. Door off landing to

BEDROOM ONE 13'9 X 11'5 (4.19M X 3.48M)

Radiator, power points, period fireplace. Door off landing to

BEDROOM TWO 13'8 X 8' (4.17M X 2.44M)

Radiator, power points.

OUTSIDE

There is an enclosed courtyard style garden.

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.