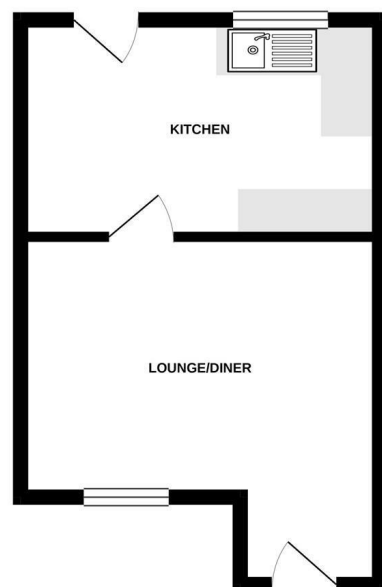
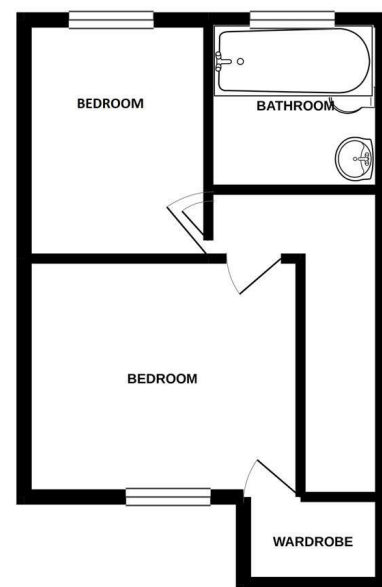


GROUND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(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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6 VENLOCK CLOSE, BARNSTAPLE, DEVON, EX32 8PD

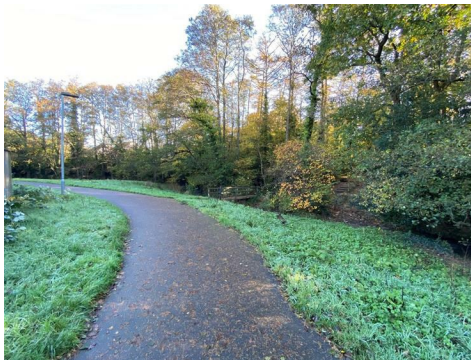
Attention keen Gardeners!

If you have been looking for a home on a large plot and would like a big garden then look no further! No 6 Venlock Close will certainly tick this box.

A smart 2 bedroom end of terrace home enjoying a tucked away position within a small cul de sac with a delightful tree lined back drop and woodland walks on your door step.

£170,000

- A 2 bedroom end of terraced house with low maintenance brick elevations and benefitting from gas central heating & UPVC double glazing
- Large enclosed garden backing onto a local woodland and an ideal garden for children to play and for pets to potter plus you will find a Workshop with electric included in the sale
- Spacious kitchen diner with base and wall mounted cupboards plus a door leading out onto the large garden
- Lounge with coved ceiling
- 2 good size bedrooms with bedroom 1 having a large walk in wardrobe and a useful over the stairs fitted cupboard
- Bathroom with a white suite with a shower above the bath with the bathroom look complimented by matching wall tiles
- A popular edge of town address close to Orchard vale school , a Tesco superstore, Barum gate inn, fish and chip shop, general store and hairdressers
- An ideal first time buy / buy to let opportunity and a rare chance to find a property with such a large garden within this price range



Chequers estate agents of Barnstaple are delighted to offer for sale 6 Venlock Close, a 2 bedroom end of terrace house enjoying a tucked away position within a small cul de sac and having the added attraction of a surprisingly large garden. If you have been looking for a home with a large garden then you will struggle to find a garden bigger than this one! Indeed there cant be many larger gardens in the whole of Whiddon Valley.

The property can be found within the Venlock Close cul de sac and enjoys a delightful tree lined back drop as its plot position borders the edge of the development and has easy access onto a footpath which leads up through a neighbouring woodland so ideal for dog walkers, cyclists and joggers.

No 6 Venlock Close has the added appeal of brick elevations which helps to keep external house maintenance to a minimum. Inside you will find gas centrally heated and UPVC double glazed accommodation arranged over two floors with the property briefly comprising on the ground floor a lounge and kitchen diner with matching base and wall mounted cupboards. Upstairs there is a bathroom with a white suite with a shower over the bath and two bedrooms with bedroom 1 having a useful walk in wardrobe.

As mentioned the outside space you get with this property is a real surprise with the enclosed garden extending from the back around to the side of the house. The garden is enclosed and laid mainly to lawn with a workshop with electric connected being included in the sale. It is an ideal garden for children to play and for pets to potter or if you have been looking for a garden big enough to grow your own produce then the space here will be perfect.

The Venlock Close address is a popular edge of town location forming part of the Whiddon Valley development and being within easy reach of local amenities which include, a Tesco superstore, Orchard vale school, Barum gate inn, a fish and chip shop, a general store and hairdressers. Barnstaple the regional centre for North Devon is within 2 miles and here you will find a wide choice of shopping and leisure facilities as well as a train and bus station.

So If you have been looking for your first home or a buy to let property and would like to find a home on a larger than average plot then no 6 Venlock Close will be worth a closer look 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

UPVC DOUBLE GLAZED FRONT DOOR TO

LOUNGE 13'11 X 10' (4.24M X 3.05M)

Coved ceiling, double radiator, power points, tv point, dado rail. Multi glazed panel door to

KITCHEN-DINER 13'10 X 8' (4.22M X 2.44M)

With matching base and wall mounted cupboards, single drainer sink unit with mixer tap, gas cooker point, plumbing for washing machine, double radiator, tiled floor, wall mounted gas boiler, door to back garden

STAIRCASE FROM LOUNGE TO FIRST FLOOR

LANDING

Radiator, airing cupboard with shelving, hatch to loft space. Regency style panelled doors to

BEDROOM ONE 10'8 X 8'6 (3.25M X 2.59M)

Door to walk in wardrobe with a light and a hanging rail, door to useful built in overstairs cupboard with fitted shelving

BEDROOM TWO 9'9 X 7'1 (2.97M X 2.16M)

Radiator, power points

BATHROOM

Fully tiled Bathroom featuring a modern white suite with a shower above the bath, low level W.C, wash hand basin, radiator

OUTSIDE

To the front there is a stone chipped garden with a gate to the side leading to the large side and rear garden. This garden is a real talking point and a rarity to find with properties in this price range and location.

The garden is enclosed by wall timber fencing and features a paved patio to the rear leading to a lawned garden with a workshed with electric connected being including in the sale. A gate provides direct access to a footpath and offers immediate woodland walks.

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.