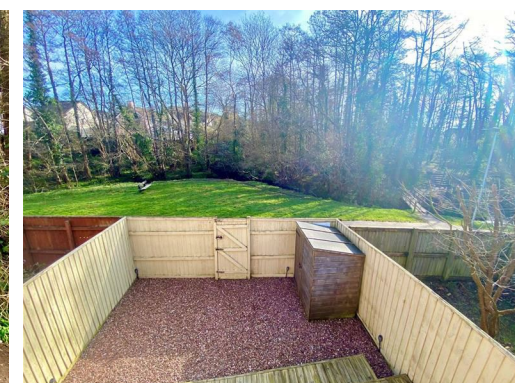
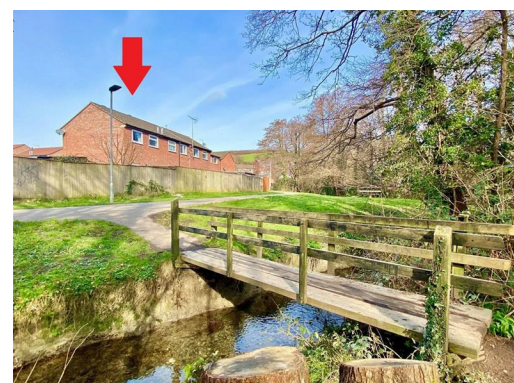




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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. Made with Metropix 01/2021



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Smart Move

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

COUNCIL BAND A



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7 VENLOCK CLOSE, BARNSTAPLE, DEVON, EX32 8PD

Attention first time buyers!

If you have been looking for a well presented and much improved 2 bedroom end of terrace home and would like to find a property which enjoys a semi rural feel with a wooded back drop then take a closer look at 7 Venlock Close. This inviting property is a fine example of how to present a home for sale and should be added to your viewing list.

£195,000

- A well presented & much improved 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
- Benefitting from gas central heating (gas combination boiler installed) and upvc double glazed windows and doors
- Spacious kitchen diner attractively fitted with base and wall mounted cupboards with a built in hob and oven and breakfast bar
- Lounge with a fitted carpet and coved ceiling with a window overlooking the front garden
- 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 complimented by attractive wall tiles and a heated towel rail, a lovely bathroom with a white suite with a shower above the bath
- 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
- Internal viewing recommended



Chequers estate agents of Barnstaple are delighted to offer for sale 7 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 an enclosed back garden which adjoins a neighbouring woodland. If you have been looking for a home with a semi rural feel and would like to have a woodland views then this property will not disappoint.

This much improved and well presented 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 7 Venlock Close has the added appeal of brick elevations which together with its UPVC double glazed windows helps to keep external house maintenance to a minimum. Inside you will find gas centrally heated accommodation arranged over two floors with the property briefly comprising on the ground floor a good size lounge and a kitchen diner which is attractively fitted with contemporary base and wall mounted cupboards with a built in hob and oven and breakfast bar. 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 plus a second built in wardrobe over the stairs.

The property is located within the Venlock Close car park where there is residents parking and to the front you will find a lawned garden with a gate providing useful side access. To the rear the garden is enclosed and has been designed with ease of maintenance in mind as it features a timber deck leading to a stone chipped garden with a gate providing rear access in addition a garden shed is included in the sale.

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 that enjoys a semi rural feel then no 7 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 13'9 X 14' MAX (4.19M X 4.27M MAX)

Attractively decorated with fitted carpet, double radiator, power points, coved ceiling, tv point

KITCHEN-DINER 13'10 X 7'2 (4.22M X 2.18M)

Attractively refitted with stylish base and wall mounted cupboards, wood effect work surface, tiled splashback, built in electric hob with a fitted oven under, single drainer sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, wall mounted gas boiler, fitted breakfast bar with two stools included in the sale, power points, radiator, door to back garden

STAIRCASE FROM LOUNGE TO

FIRST FLOOR LANDING

Power points, hatch to loft space with loft ladder, partly bordered. Door to airing cupboard with heater. Regency style panelled doors to

BEDROOM ONE 10'6 X 8'5 (3.20M X 2.57M)

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

BEDROOM TWO 9'10 X 7' (3.00M X 2.13M)

Radiator, power points, coved ceiling, window overlooking the back garden and neighbouring woodland

BATHROOM

Featuring a white suite with a shower above the bath, glazed shower screen, tiled wall surround, low level W.C, wash hand basin with mixer tap, heated towel rail

OUTSIDE

To the front there is a lawned garden with a gate providing side access. To the rear there is an easy to maintain garden, all enclosed with a timber deck leading to a stone chipped garden. A gate provides rear access.

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.