



**CHEQUERS**

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		74	76
(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	



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COUNCIL BAND B

**15 PARKERS HOLLOW, ROUNDSWELL  
 BARNSTAPLE, DEVON, EX31 3SL**

Attention buy to let investors!

A fantastic opportunity to purchase a 2 bedroom first floor apartment enjoying a tucked away position and located within a sought after cul de sac within Roundswell.

**£150,000**

- A spacious purpose built first floor 2 bedroom apartment making up one of only 4 apartments in the Parkers Hollow cul de sac
- Occupying a tucked away position being away from passing traffic and located within easy reach of a Sainsburys superstore and the roundswell retail /business park.
- An ideal buy to let opportunity having no garden liabilities and no monthly service fees and only £1 per year ground rent.
- Large open plan style lounge /diner with wall lights and a coved ceiling with the lounge overlooking the treelined cul de sac
- Fitted modern kitchen with matching base and wall mounted cupboards and a built in hob and oven
- 2 good sized bedrooms and a bathroom with a grey suite with a shower attachment above the bath
- Gas radiator central heating ( gas combination boiler installed)
- No Chain



Chequers estate agents of barnstaple are delighted to offer for sale 15 parkers hollow a spacious 2 bedroom Apartment situated within a small tree lined cul de sac on the fringe of Roundswell.

This attractive purpose home makes up one of only 4 apartments within a substantial building where each owner owns a share of the freehold and jointly manages the property in house meaning no high monthly service charges and only £1 per year peppercorn ground rent.

No 15 Parkers hollow benefits from gas central heating and briefly comprises Spacious lounge/diner, modern fitted kitchen, 2 good sized bedrooms and a bathroom with a grey suite.

If you are seeking a buy to let property which is well located in a sought after cul de sac and would like to own a home which is tucked away from passing traffic then no 15 parkers hollow will be of definite interest and should be added to your viewing list.

#### AGENTS NOTE

This property is available to buy with an established tenant in place (on a short hold tenancy agreement) so it is an ideal situation where the flat can be purchased and you can receive rent from day 1 without any of the set up costs with a figure of £565 pcm being paid.

#### COMMUNAL FRONT DOOR TO

##### ENTRANCE HALL

Stairs to first floor landing. Front door to Flat No.15

##### LOUNGE-DINER 17'3 X 10'10 (5.26M X 3.30M )

Open outlook with a wooden back drop, double radiator, power points, tv point, coved ceiling, wall lights

##### KITCHEN 7' X 7'10 (2.13M X 2.39M )

Base and wall mounted cupboards, contoured work surface with a built in gas hob and electric oven, single drainer sink unit with mixer tap, plumbing for washing machine, power points, coved ceiling, tree lined open outlook.

Archway from lounge to

##### INNER HALL

Door to airing cupboard with a gas combination boiler. Regency style panelled doors to

##### BEDROOM ONE 11'8 X 9'2 (3.56M X 2.79M )

Radiator, power points

##### BEDROOM TWO 9'2 X 8'7 (2.79M X 2.62M )

Radiator, power points, coved ceiling, hatch to loft space

##### BATHROOM

Grey suite with a panelled bath with a shower attachment over bath, low level W.C, wash hand basin, radiator, coved ceiling, extractor fan

##### 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.

