

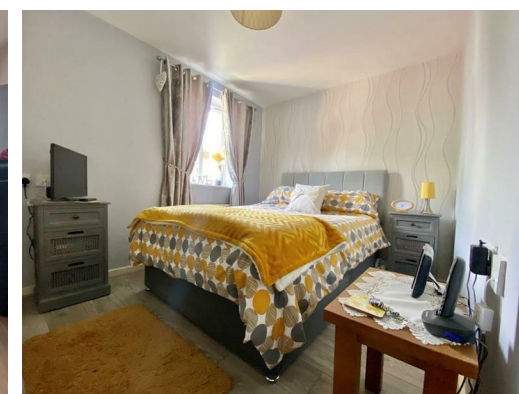


Floor Plan

Floor area 36.4 sq.m. (392 sq.ft.) approx

Total floor area 36.4 sq.m. (392 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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

COUNCIL BAND A



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**3 WESTAWAY HEIGHTS,
BARNSTAPLE, DEVON, EX31 1NY**

A beautifully presented 1 Bedroom First Floor Apartment being spacious throughout. This impressive home has a show home feel and an internal viewing is recommended.

**£52,000 FOR A 40%
SHARE**

- Well presented first floor apartment
- High specification finish with gas central heating & UPVC double glazing
- Bathroom featuring a modern white suite with a shower above the bath
- Double bedroom overlooking the garden
- Shared garden & residents car parking



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 3 Westaway Heights, a well presented 1 bedroom first floor apartment. 3 Westaway Heights benefits from resident's car parking and shared garden. This attractive home is located within the popular and convenient Westaway Heights cul de sac within the sought after area of Pilton.

This impressive Apartment benefits from gas radiator central heating and had UPVC double glazed windows and has been finished to a high specification.

The apartment comprises entrance hall, a spacious and contemporary design open plan kitchen/lounge-diner, double bedroom and a bathroom which features a white suite with a P shaped bath with a shower over. The open plan kitchen/lounge-diner is a super room enjoying a dual aspect with the attractive fitted kitchen having a built in hob and oven.

KITCHEN / LOUNGE 21'6 X 11'4 (6.55M X 3.45M)

Modern fitted kitchen with UPVC double glazed window to front elevation, stainless steel sink inset into work surface with cupboard below, further matching wall cabinets, cupboard housing combination boiler. Extensive tiling, radiator, laminate flooring, space and plumbing for washing machine

LOUNGE AREA

UPVC double glazed window to rear elevation, radiator, laminate flooring

HALLWAY

Radiator, laminate flooring, cupboard

BEDROOM ONE 11'0 X 8'0 (3.35M X 2.44M)

UPVC double glazed window to rear elevation, radiator, laminate flooring



BATHROOM 6'4 X 5'9 (1.93M X 1.75M)

P shaped panelled bath with shower over in a tiled surround, pedestal basin, W.C, heated towel rail, vinyl flooring, shaver socket, extractor fan

COMMUNAL GARDENS

AGENTS NOTE

This property is available on a shared equality scheme with Live West Housing Association. The full purchase price would be £130,000 but the present vendor is selling her 40% share at £52,000. Under the scheme there is a rental of £165.91pcm for the remaining 60% share. The property is held on the balance of a 99 year lease which started in 2005. The monthly charges are as follows: service charge £43.18, buildings insurance £6.75 making a total of £215.84per month. Rent is reviewed annually.

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.