



**FLAT 2, 27 LITCHDON STREET, BARNSTAPLE,
NORTH DEVON, EX32 8ND**

Situated Within A Convenient, Short Distance of Barnstaple Town Centre, This Is An Excellent Opportunity To Acquire A First Floor 1 Bedroom Flat In Excellent Order Throughout. Currently Tenanted at £480 pcm, It Would Make An Ideal Buy To Let Investment or Would Also Suit A First Time Buyer. Viewing Highly Recommended



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£86,950

FURTHER DETAILS AND APPROXIMATE MEASUREMENTS ARE AS FOLLOWS:-

FRONT DOOR

With intercom leading to

COMMUNAL ENTRANCE HALL

With mosaic floor tiling and stairs to first floor landing, with the door to Flat 2 being directly ahead of you, leading to

RECEPTION HALL

With radiator, intercom, fitted carpet, half glazed door to

LOUNGE

14'5 x 11'4

A spacious, light and airy room with 3 large windows to the front elevation, radiator, fitted carpet, telephone point and TV point

KITCHEN

10'3 X 5'4

With a modern white fitted kitchen with a good range of wall base units and ample work surfaces with drawers and cupboards below, appliance space, intergrated Hygena electric oven with 4 ring ceramic stainless steel sink unit with mixer tap inset into work surface with plumbing for washing machine below, part tiled wall, wall mounted Aztec electric boiler supplying hot water and central heating system, controls for heating and water, window with extractor vent to rear elevation, laminate flooring.

BEDROOM

12'5 X 10'11 (L Shaped) into recess

With window to rear elevation, feature arch to recessed area, radiator, TV point, fitted carpet, door to

SHOWER ROOM

With a modern 3 piece white suite comprising low level WC, pedestal wash hand basin with mirror over and shaver light socket, shower tray with mains shower over with sliding shower screens, full wall tiling, ceramic tiled flooring, half opaque sash window, radiator, extractor fan.

AGENTS NOTE

999 year lease granted in 2006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND A



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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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