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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>48</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL BAND B



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**28 SOWDEN PARK,  
BARNSTAPLE, DEVON, EX32 8EH**

Are you a first time buyer looking for a much improved 2 Bedroom Property with a Garden? If so, this well presented home will be of added interest as it is being sold with some Kitchen appliances and Bedroom furniture together with curtains and blinds. Viewing recommended.

**£135,000**



- A much improved 2 Bedroom Home situated within the Sowden Park cul de sac and an ideal opportunity for a first time buyer
- Attractive re-fitted Kitchen-Diner (re-fitted in 2017) with matching base and wall mounted cupboards and being sold with a cooker & fridge freezer
- Spacious Lounge with window overlooking the front Garden
- 2 double sized Bedrooms with modern wardrobes in Bedroom One being included in the sale
- Bathroom with a modern white suite including a shower above the bath
- Modern electric programmable radiators fitted plus a hot water cylinder fitted in 2014
- UPVC double glazed windows and doors and a useful UPVC double glazed Entrance Porch
- Positive ventilation unit installed keeping the air inside the house circulated
- Easy to manage Gardens with a paved Garden to the rear with a Garden Shed included in the sale
- An ideal first time buy with many items being included in the sale that may be helpful to first time home owners

Chequers Estate Agents of Barnstaple are delighted to offer for sale No 28 Sowden Park, an improved 2 Bedroom Terraced House conveniently situated within the Sowden Park cul de sac close to a Tesco superstore, Barum Gate Inn and offering easy access onto the North Devon Link Road.

No 28 Sowden Park benefits from UPVC double glazing and has a modern electric programmable radiators in addition a PVU (positive ventilation unit) has been installed keeping the air inside the house circulating.

The property comprises on the Ground Floor; Entrance Porch, Entrance Hall, Lounge and a Kitchen/Diner. The Kitchen has been attractively re-fitted (in 2017) with a range of modern base and wall mounted cupboards and is being sold with a cooker and fridge freezer.

Upstairs there are 2 double sized Bedrooms and a Bathroom featuring a modern white suite with a shower above the bath.

Outside there are easy to manage Gardens to the front and rear where there is a paved Garden with a Garden Shed included in the sale.

If you are seeking a modernised property with a Garden and would like to live within easy access of local amenities then No 28 Sowden Park will be of particular interest.

Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple the Vendor's Sole Agents.

Further details and approximate measurements are as follows:

**UPVC DOUBLE GLAZED FRONT DOOR TO**

**ENTRANCE PORCH**

UPVC double glazed door to

**ENTRANCE HALL**

Power points, electric wall heater, multi glazed panelled door to



**LOUNGE 14'8 X 10' (4.47M X 3.05M)**

Electric heater, power points, tv point, coved ceiling.

Access from hallway to

**KITCHEN-DINER 16'4 X 8'7 (4.98M X 2.62M)**

Attractively re-fitted with a modern range of base and wall mounted cupboards, single drainer sink unit with mixer tap, tiled splash back with tiling continued behind work top, electric cooker and fridge freezer included in the sale, extractor hood above cooker, plumbing for washing machine, power points, door to back garden.

**DINING AREA**

With fitted carpet, power points, door to understairs storage cupboard, window overlooking the back garden.

Staircase from Entrance Hall to

**FIRST FLOOR LANDING**

Electric wall heater, hatch to loft. Half glazed pine door to

**BATHROOM**

Featuring a white suite with a shower above the bath, tiled wall surround, low level w/c, wash hand basin. Door off landing to

**BEDROOM ONE 14'10 X 10' (4.52M X 3.05M)**

Electric wall heater, stylish wardrobes included in the sale, further built in wardrobe, power point, door to airing cupboard with hot water cylinder. Door off landing to

**BEDROOM TWO 10'6 X 9'10 (3.20M X 3.00M)**

Power points, window overlooking the back garden.

**OUTSIDE**

To the front here is a paved area with mature shrub beds bordering. To the rear there is a paved garden with a nearly new garden shed being included in the sale.

**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.