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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		
(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	

COUNCIL BAND B



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**55 WESTACOTT MEADOW,
 BARNSTAPLE, DEVON, EX32 8QX**

Attention first time buyers!

An excellent opportunity to buy a purpose built 2 bedroom ground floor apartment situated within Westacott Meadow a sought after edge of town residential location. No chain.

£135,000

- A spacious 2 bedroom purpose built ground floor apartment with residents car parking
- Good size Lounge diner with a bay window frontage
- Attractive fitted kitchen with stylish grey fronted units with a built in hob & oven and a washer dryer included in the sale
- 2 bedrooms and a recently wet room featuring a white suite
- Separate second w/c
- Gas radiator central heating (gas combination boiler installed) and upvc double glazed windows with window blinds being included in the sale
- Within easy reach of local amenities including a tesco supermarket, barum gate inn, orchard vale school, fish and chip shop, general store & hairdressers
- Ideal first time buy/ possible retirement flat due to its ground floor position



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 55 Westacott Meadow a well presented and improved Two Bedroom Ground Floor Apartment.

This modern and gas centrally heated home was built by Wilcon Homes in 2001, it forms part of an attractive development of purpose built apartments and is located in the sought after residential area of Westacott Meadow which in turn is made up with a mix of 3 and 4 bedroom detached houses.



No 55 Westacott Meadow comprises Entrance Porch, Entrance Hall, 2 good size Bedrooms, Lounge, Kitchen, Wet Room and a second separate W/C. The Kitchen has been attractively refitted with a range of modern stylish grey fronted units and includes a built in hob and oven. The Lounge is a spacious room being 17'7 x 10'4 with a feature bay window. Another change is in the Bathroom which has been changed into a Wet Room with a recently fitted white suite with a shower with a tiled wall surround and a heated towel rail. In addition to the W/C in the Wet Room there is a separate second W/C.



Outside there are Communal Gardens and Residential Car Parking can be found at either end of the development and in front. The Westacott Meadow location is a popular one being conveniently situated for Barnstaple town centre and the North Devon Link Road. In addition there is a Tesco Supermarket close by together with the Barum Gate Inn and Orchard Vale School.

If you are seeking a well presented and purpose built Two Bedroom Home in a favoured residential area then the availability of 55 Westacott Meadow will be of particular interest. Appointments to view are recommended.



AGENTS NOTE

The apartment has approximately 106 years remaining on a 125 year lease and has an annual service charge of around £85.00 per month. The ground rent payable is £50.00 per year.

FRONT DOOR TO

ENTRANCE HALL

Door off to

LOUNGE-DINER 17'7 X 10'4 (5.36M X 3.15M)

A spacious room with a feature bay window, double radiator, power points, tv point. Regency style panelled door to

KITCHEN 12'4 X 6'1 (3.76M X 1.85M)

Attractively fitted with a range of light grey finish units, both base and wall mounted cupboards, built in hob and oven, extractor hood above. Single drainer sink unit with mixer tap, washer/dryer included in the sale, power points, double radiator, wall mounted gas combination boiler, window overlooking communal gardens

BEDROOM ONE 11'8 X 8'10 (3.56M X 2.69M)

Radiator, power points

BEDROOM TWO 11'8 X 6'9 (3.56M X 2.06M)

Radiator, power points

WET ROOM

Recently fitted with a white suite, low level W.C, wash hand basin, shower with tiled wall surround, heated towel rail, extractor fan

SEPARATE W/C ()

A second W/C with wash hand basin and radiator

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.