



Ground Floor
 Floor area 40.9 sq.m. (441 sq.ft.) approx

First Floor
 Floor area 34.1 sq.m. (367 sq.ft.) approx

Total floor area 75.1 sq.m. (808 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



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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 A



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**20 CYPRUS TERRACE,
 BARNSTAPLE, DEVON, EX32 9JG**

Attention Landlords!

Chequers Estate Agents in Barnstaple are delighted to offer for sale this three bedroom mid terrace property in sought-after location of Cyprus terrace in Newport.

£195,000

- Three bedroom mid terrace property
- Spacious lounge / dining room
- Fitted kitchen
- Family bathroom
- Low maintenance courtyard style garden
- Sought after location of Cyprus Terrace in Newport
- Perfect buy to let - available to the market with tenants in situe
- No chain



Chequers Estate Agents in Barnstaple are delighted to offer for sale this three bedroom mid terrace property in sought-after location of Cyprus terrace in Newport. This property is available to the market with tenants in situe or with no chain.

The accommodation briefly comprises a spacious lounge/dining room with stairs to 1st floor landing. A fitted kitchen with downstairs family bathroom. Whilst to the first floor are three bedrooms. To the front of the property is permit parking whilst to the rear is a small low maintenance courtyard style garden laid to artificial grass.



The Cyprus Terrace address is a sought-after location and is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

PORCH 5'9 X 2'10 (1.75M X 0.86M)

Fuse box, gas meter, laminate flooring.

LOUNGE / DINING ROOM 20'6 X 14'1 (6.25M X 4.29M)

UPVC double glazed window to front elevation, UPVC double glazed door giving access to the garden. Stairs to first floor landing, understairs cupboard, 2 radiators, laminate flooring.



KITCHEN 10'3 X 7'5 (3.12M X 2.26M)

A fitted kitchen with a variety of built in cupboards, space for cooker, spade for fridge freezer, space and plumbing for washing machine, space for tumble dryer. Further matching wall cabinets, fitted single bowl sink, UPVC double window to side elevation, laminate flooring.

REAR PORCH AREA

UPVC double glazed door giving access to the garden.

FIRST FLOOR LANDING

Access to loft space, handy airing cupboard, fitted carpet.

BEDROOM ONE 13'0 X 9'4 (3.96M X 2.84M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM TWO 10'9 X 7'11 (3.28M X 2.41M)

UPVC double glazed window to rear elevation, radiator, fitted carpet.

BEDROOM THREE 10'0 X 7'6 (3.05M X 2.29M)

UPVC double glazed window to rear elevation, radiator, fitted carpet.

BATHROOM 6'8 X 7'7 (2.03M X 2.31M)

UPVC double glazed window to rear elevation. A modern white piece suite comprising panelled bath, W.C, pedestal wash hand basin, single shower cubicle, heated towel rail, laminate flooring.

OUTSIDE

To the front of the property is permit on road parking whilst to the rear is a low maintenance courtyard garden.

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.