



Ground Floor
Total floor area 102.6 sq.m. (1,105 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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 TAX BAND A



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57 FORCHES AVENUE, BARNSTAPLE, DEVON, EX32 8EF

Searching for a three bedroom property within walking distance of amenities?

Look no further than this terraced house offered to the market with no onward sales chain with the added attraction of a front garden and enclosed long rear lawn garden. Ideal for those looking to put their own stamp on a property!



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£190,000

- No onward chain
- Three bedroom mid terrace
- In need of updating throughout
- Separate kitchen, dining & living room
- Utility/storage
- Enclosed front and rear gardens
- Attractive long rear garden
- On street parking nearby
- UPVC double glazing throughout



Chequers Estate Agents of Barnstaple are delighted to offer for No.57 Forches Avenue - a charming, much loved family home for many years. This three bedroom terraced home has the added attraction of a surprisingly long back garden and no onward sales chain.

This is the first time the property has been on the market in over 40 years and requires redecorating to modernise throughout. The accommodation benefits from a separate living room and dining room, original serving hatch and picture rails, a useful utility room that could be adapted into a study and two good sized double bedrooms. The property has a lot of potential to become a comfortable contemporary home with redecoration and imagination and we recommend all prospective purchasers take the time to book a viewing to appreciate the property on offer.

There is gas central heating and UPVC double glazing throughout with accommodation arranged over two floors comprising entrance porch, hallway, living room, dining room, kitchen and utility/storage room on the ground floor. On the first floor are two bedrooms, single bedroom, bathroom (bath and sink only) and W.C.

The amount of outside space is unusual to find with properties within this price range. If you are looking for a large garden then this lawn garden will not disappoint, ideal for children and dogs to play or those wanting to establish further flower beds or vegetable patch.

PORCH

Wooden front door with small obscure glass window opens into the carpeted entrance porch. UPVC half glazed door then opens into the hallway with stairs leading to the first floor.

UTILITY 5'8" X 5'1" (1.75 X 1.57)

Doors to the porch and hallway. Wall mounted gas boiler, fuse box and electric meter. A useful storage room with space for a freestanding fridge/freezer and tumble dryer, with wall mounted shelves. Exposed painted walls and small opening window to front. This room could also be transformed into a playroom or office space.

HALLWAY

Wallpapered with radiator and plug sockets. Doors to

KITCHEN 9'6" X 6'2" (2.92 X 1.88)

Wall and floor mounted cupboards, wood effect laminate flooring, tiled splashbacks with part wallpapered walls. Space for a freestanding oven with a fitted extractor fan above, plumbing for a washing machine and small understairs storage cupboard.

LIVING ROOM 13'3" X 9'8" (4.04 X 2.97)

Wallpapered walls with original picture rails and electric effect glass fronted fireplace. A great family room with space for two good sized settees. Windows to the front overlooking the front garden, sliding door with display units into

DINING ROOM 9'8" X 7'1" (2.97 X 2.18)

Original serving hatch and picture rails. Wallpapered walls, radiator and space for a dining table and chairs. Windows look out to the rear enclosed garden with mature trees and shrubs.

FIRST FLOOR

Wooden loft hatch giving access to loft space. Wallpapered walls matching the ground floor with windows overlooking out over the rear garden. Doors to

BEDROOM ONE 12'4" X 9'8" (3.76 X 2.95)

Double bedroom with space for a wardrobe and chest of drawers. Windows to front benefitting from some countryside views, built in cupboard space/airing cupboard with radiator. Radiator.

BEDROOM TWO 12'4" X 9'6" (3.76 X 2.90)

Double bedroom with enough space for a wardrobe and chest of drawers. Windows to front benefitting also from some countryside views, wallpapered walls, large built in cupboard/wardrobe (above stairs) and radiator.

BEDROOM THREE 9'8" X 5'8" (2.95 X 1.75)

Single bedroom with radiator and space for a chest of drawers. Window looking out to the rear garden and mature trees. This room would also make an ideal study or nursery room.

BATHROOM 5'71" X 4'6" (1.52M X 1.37M)

Comprising ceramic sink, tiled walls, ceramic bath with shower attachment over, window to rear, wall mounted medicine cabinet and single radiator.

W.C

Low level W.C and small window.

OUTSIDE

Steps lead up to the front door and pedestrian gate into the enclosed grassed front garden with flower bed and concrete wall surround. Long rear garden laid to lawn with part fence panel part wire fencing. Concrete post washing lines, concrete block retaining wall to the rear and wide concrete pathway that leads up the right hand side of the garden. This pleasant garden is somewhat of a blank canvas with few mature fruit trees and shrubs, a blank canvas to the future owner to create their dream garden or allow children to run around.

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.