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Smart Move

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24 OTTER WAY, BARNSTAPLE, NORTH DEVON, EX32 8PS

A Well Presented Purpose Built First Floor Flat, Fully Gas Central Heated and Double Glazed with Smart and Attractive Decoration and Considered An Ideal First Home or Buy To Rent Opportunity

£99,500

- **A Purpose Built One Bedroom Flat**
- **Stylish Interior with Attractive Decorations**
- **Entrance Hall**
- **Spacious 18ft Lounge/Diner**
- **Double Bedroom**
- **Modern Fitted Kitchen with a range of contemporary Units & Wall Tiling**
- **Gas Radiator Central Heating**
- **PVCu Double Glazed Windows**
- **Popular Otter Way Cul de Sac Location**
- **Thoroughly Recommended For An Early Internal Inspection**



Chequers Estate Agents are pleased to offer For Sale **No. 24 Otter Way**, a modern and improved **One Bedroom First Floor Flat** with **well presented decorations** complimented by **quality carpeting** and **floor coverings** with a modern fitted **Kitchen** and **Bathroom**. This attractive home benefits from **Gas Radiator Central Heating** and **PVCu Double Glazed Windows** with views towards the Golf Course from the rear.

The property is located on the outskirts of Barnstaple in the **Otter Way** cul de sac which in turn forms part of the Whiddon Valley Development. The main town centre is about a mile away and a regular bus service operates from nearby. There are a number of facilities nearby including the Barum Gate Inn and Tesco's Superstore, school, convenient shops and hot food takeaway.

An internal inspection is thoroughly recommended as this will reveal several notable improvements. The accommodation includes an **Entrance Hall** with space for cloaks hanging and useful storage cupboard, **18'7 Lounge-Diner** with lots of natural light, modern refitted **Kitchen** with integrated hob, oven and cooker hood and also a refitted **Bathroom** featuring a White Suite and attractive wall tiling. Additional features of the property is that there is access to a very useful **Loft Storage Space** and within the cul de sac there is excellent Communal **Parking** facilities.

All in all this is an ideal opportunity for those seeking a well presented modern home, ideal for the First Time Buyer or those seeking a Buy to Rent opportunity. Further details and approximate measurements are as follows:-



GROUND FLOOR COMMUNAL ENTRANCE

With stairs to First Floor where there is a private door leading to

ENTRANCE HALL

With hanging space and useful storage cupboard

LOUNGE-DINER 18'7 X 14'6

Spacious room with windows to front, fitted gas fire, 2 radiators, tv & power points, access hatch to the useful loft storage space where there is a pull down ladder, light and part boarding, PVCu double glazed windows

BEDROOM 10'7 X 9'4

With double glazed window, radiator, power points and pleasant views across Whiddon Valley towards the golf course. PVCu double glazed windows

KITCHEN 7'5 X 6'4

Attractively fitted with a range of modern base and wall mounted units with cupboards, drawers and surrounds and plumbing for washing machine, PVCu double glazed windows.

BATHROOM

Fitted with a White suite incorporating a panelled bath with integrated shower and tiled wall surrounds, pedestal wash hand basin and low level WC, shaving light and socked and useful airing cupboard, radiator, PVCu double glazed windows

OUTSIDE

Communal Parking

AGENTS NOTE

The property is held on the balance of a 200 year lease with a ground rent of £250 per annum. Current maintenance charges are £270