



Hughes Avenue, Newport, Barnstaple, Devon, EX32 9LN





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Guide Price £230,000

Entering the property, you are greeted by a welcoming MAIN HALLWAY, with entrance ways to both the KITCHEN, LIVING ROOM/DINING ROOM and stairs leading to the FIRST FLOOR. The bright KITCHEN is fitted with a double glazed window with front aspect. Further matching wall cabinets and drawers, inset stainless steel sink unit with cupboards below and plenty of worktop space. The LIVING ROOM is well proportioned and light with double glazed window to the rear elevation. A door leads to the REAR GARDEN.

On the FIRST FLOOR there is a spacious landing, which offers entrance ways to all BEDROOMS, as well as the FAMILY BATHROOM. The MASTER BEDROOM has a double glazed window to the front and allows plenty of natural light and allows plenty of space for furniture. BEDROOM TWO is again a well proportioned room with double glazed window to the rear. BEDROOM THREE is a welcoming space and allows plenty of natural light with double glazed windows on two sides of the room. The FAMILY BATHROOM is well presented and bright, with a pedestal wash basin, low level W/C and bath.

OUTSIDE, there is communal parking to the front. To the rear, the property benefits from a manageable garden with handy side access to the property and garden shed.

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Sought After Newport Location
End Of Terrace Property
Well Proportioned Living Space
Master Bedroom
2 Further Bedrooms
Family Bathroom
Sunny Aspect Rear Garden
No Onward Chain

Entrance Hall

With stairs to First Floor.

Kitchen

8' 8" x 8' 5" (2.64m x 2.57m)

Living Room

15' 1" x 14' 8" (4.60m x 4.47m)

First Floor Landing

Bedroom One

11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom Two

11' 5" x 7' 4" (3.48m x 2.24m)

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

Family Bathroom

Outside

There is communal parking to the front. To the rear, the property benefits from a manageable garden with handy side access to the property and garden shed.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

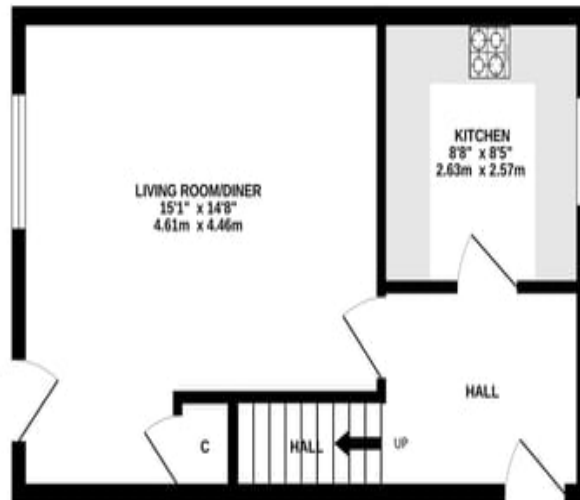
EPC Energy Rating: C.

DIRECTIONS

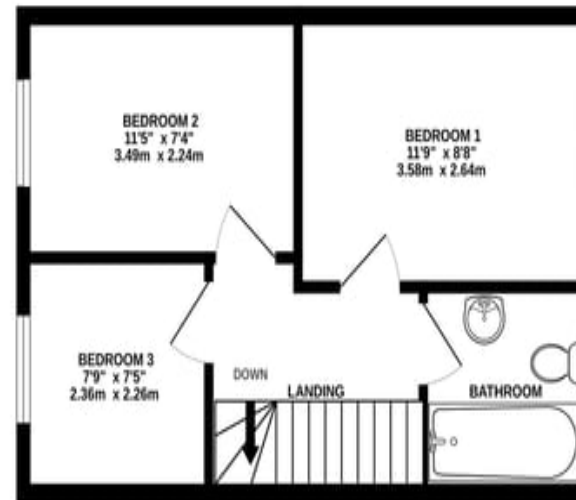
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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



