

11 Church Grove, Newport, Barnstaple, Devon, EX32 9DJ





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Guide Price £215,000

Nestled along a pedestrian only walkway within this quiet cul de sac in a sought after Newport location, the space in this 3 bedroom mid terrace house must be seen to be believed! The front door opens to reveal a useful ENTRANCE PORCH with space for coats etc and housing the high quality Worcester combination boiler. A double glazed door leads into the L SHAPED SITTING/DINING ROOM, a room so spacious that the current owners have adapted part of this generous room as a home office and still have plenty of space for relaxing, dining and entertaining. The room is double aspect with double glazed windows front and rear and a double glazed door to the rear garden. There is laminate floor throughout and useful understairs storage. The bright and spacious KITCHEN enjoys a window to the front elevation, range of eye and base level units, worktop with inset sink, space for fridge/freezer, space and plumbing for washing machine and space for cooker with extractor hood over and practical tiled floor. From the FIRST FLOOR LANDING there are doors leading off to the MASTER BEDROOM, a generous double with window overlooking the rear, BEDROOM 2, which is another double bedroom with window to front and the single BEDROOM 3 with window to rear. The FAMILY BATHROOM offers a white suite, practical tiled walls, vinyl flooring and double glazed window.

To the OUTSIDE FRONT of the property is an enclosed forecourt garden, laid to easily maintained patio tiles whilst the REAR GARDEN is laid to artificial turf for ease of maintenance and offers a good degree of privacy.

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Tucked Away Newport Location
Deceptively Spacious Terraced House
Generous Sitting/Dining Room
Bright And Airy Kitchen
Three Well Proportioned Bedrooms
Family Bathroom With White Suite
Low Maintenance Front And Rear Gardens
Must Be Viewed!



Entrance Porch

Lounge/Diner

22' 6" x 12' 7" (6.86m x 3.84m)

Kitchen

8' 7" x 7' 9" (2.62m x 2.36m)

Stairs To First Floor Landing

Bedroom One

13' 4" x 8' 8" (4.06m x 2.64m)

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

Bedroom Three

7' 7" x 6' 8" (2.31m x 2.03m)

Bathroom

7' 7" x 6' 4" (2.31m x 1.93m)

Outside

At the front of the property is an enclosed forecourt garden, laid to easily maintained patio tiles whilst the rear garden is laid to artificial turf for ease of maintenance and offers a good degree of privacy.

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.

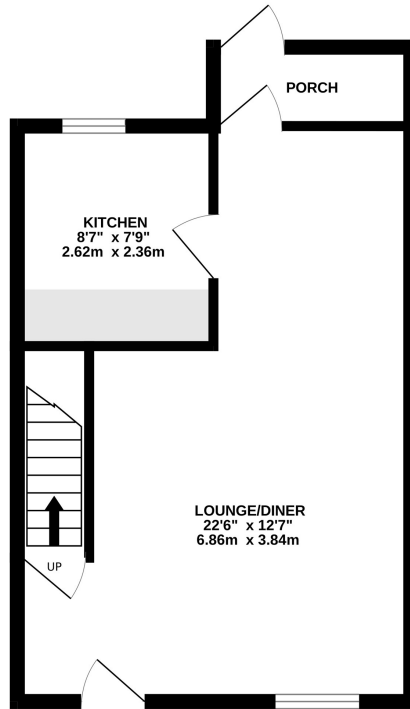
DIRECTIONS

To locate the property, please follow Sat Nav ref EX32 9DJ.

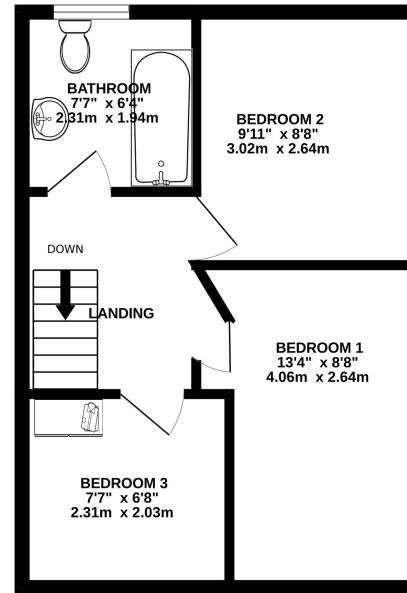
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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



