


## 22 Cater Road, Barnstaple, Devon, EX32 9JU

A well-presented, chain-free three-bedroom home situated in a peaceful cul-de-sac, offering spacious and versatile living accommodation. The property features a generous living room, modern kitchen/diner with integrated appliances and direct access to the rear garden. There are two spacious double bedrooms and a versatile third bedroom, ideal for use as a home office. Externally, the property benefits from front and rear gardens, a garage and communal parking. Conveniently located close to local amenities and excellent transport links, this is an ideal opportunity for first-time buyers, families or anyone seeking a ready-to-move-into home with no onward chain. Viewing is highly recommended.

CHEQUERS

**T:** 01271 379 314

**E:** enquiries@chequershomes.co.uk

**W:** www.chequershomes.co.uk

Guide Price:
£229,950



- Well-presented three-bedroom home situated in a quiet cul-de-sac with no through traffic
- Generous living room providing a comfortable and welcoming main living space
- Modern kitchen/diner with integral appliances and direct access to the rear garden
- Two well-proportioned double bedrooms, plus a versatile single bedroom/office
- Front and rear gardens, offering attractive outdoor space
- Garage and nearby parking
- Conveniently located close to a range of local amenities
- Excellent transport and travel links, ideal for commuters
- No onward chain, making this an attractive opportunity for buyers



Situated in the desirable Newport area of Barnstaple, this well-presented three-bedroom home offers a particularly appealing combination of comfortable accommodation, practical living space and a convenient setting. Positioned within a quiet cul-de-sac with no through traffic, the property enjoys a peaceful residential environment while remaining ideally placed for access to local amenities and excellent transport links.

The generous living room provides a welcoming principal reception space, well suited to both everyday family life and relaxed entertaining. To the rear, the modern kitchen/diner forms a particularly sociable heart of the home, featuring integral appliances and direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces. The first floor provides two well-proportioned double bedrooms together with a versatile single bedroom, which would make an ideal home office, study or occasional bedroom. The accommodation offers flexibility to suit a range of buyers, from couples and families to those seeking dedicated space for working from home.

Outside, the property benefits from both front and rear gardens, while the garage and additional nearby parking provide valuable practicality rarely found in comparable homes. The rear garden offers a pleasant private space for outdoor dining, entertaining or simply enjoying the surroundings.
Located in Newport, Barnstaple, the property is conveniently positioned for a range of everyday amenities, schools and services, with excellent travel connections providing easy access to the wider North Devon area.

Offered for sale with no onward chain, this attractive home represents an excellent opportunity for buyers seeking a well-located property with versatile accommodation, outdoor space and convenient parking. An early viewing is highly recommended to fully appreciate the position, presentation and overall appeal of this delightful  home.

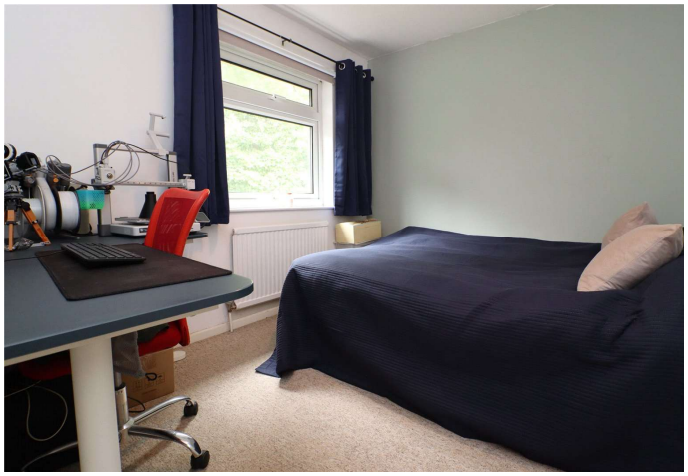














PVCU double glazed front door to

**Entrance Porch** - UPVC entrance door with glass panel inset, cloak and boot space, small storage cupboard, door leading to main living room.

**Lounge** - 17' x 13'1" (5.18m x 4m)

Stairs to first floor, UPVC double glazed window to front aspect, radiator, laminate flooring, door leading to kitchen diner.

**Kitchen/Diner** - 17' x 8'11" (5.18m x 2.72m)

Bright and spacious room, two UPVC double glazed windows to rear aspect, UPVC double glazed door leading to rear private garden, Modern fitted kitchen with range of wall and base units, ample works surface areas, stainless steel sink unit, radiator, space for table and chairs, built in electric oven with gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher,  tiled floor flooring.

**First Floor Landing** - Hatch giving access to loft space, fitting carpet, built-in over stairs storage cupboard.

**Bedroom One** - 8'11" x 13'6" (2.72m x 4.11m)

UPVC double glazed window to front aspect, radiator, laminate flooring.

**Bedroom Two** - 10'4" x 7'1" (3.15m x 2.16m)

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

**Bedroom Three** - 7'9" x 10'7" (2.36m x 3.23m)

UPVC double glazed window to front aspect, radiator, built-in storage cupboard, fitted carpet, single bedroom or ideal office/study.

**Bathroom** - 6'4" x 5'6" (1.93m x 1.68m)

UPVC double glazed opaque window to rear aspect, suite comprising panelled bath with shower over, hand basin, low-level WC, radiator, tiled flooring.

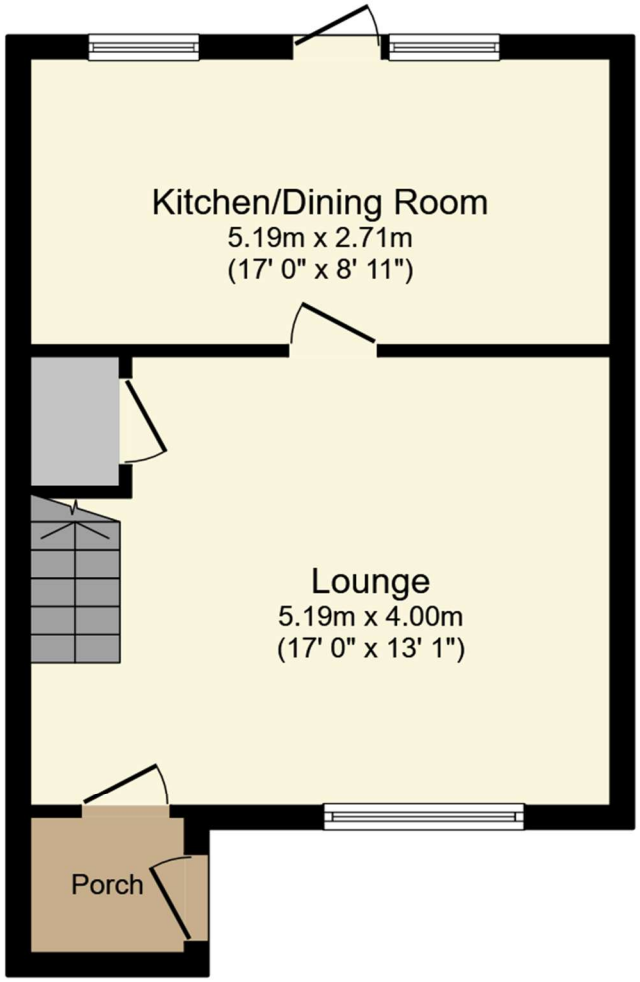
**Outside** - To the front of the property is a pathway leading to the entrance door, along with a low maintenance stone chipped garden area. There is also an ideal space to put an electric car charger point with a post and electric cable already running to the property. To the rear of the property is a larger enclosed garden which is designed for low maintenance. It also has gated pedestrian access to the rear via a pathway, which leads to the Garage. The En-bloc Single Garage measures 4.83 m x 2.44 m. It has an up and over garage door to the front aspect and provides excellent storage and space for motorbikes or a small car.

**Note** - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property. Some of the images shown in this property listing are AI-generated for illustrative purposes only. They are intended to provide a visual representation of the property.

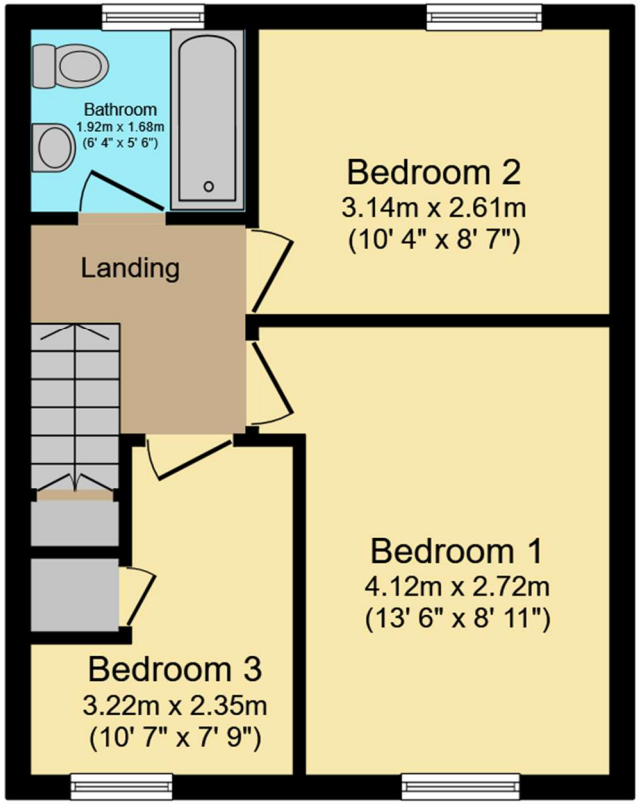
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.






Ground Floor




First Floor

Total floor area: 72.5 sq.m. (780 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**COUNCIL TAX BAND B**

**EPC RATING – C**

CHEQUERS

Est. 1992

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

**T:** 01271 379 314 **E:** enquiries@chequershomes.co.uk

**W:** www.chequershomes.co.uk