



Directions

Heading out of town on foot, proceed along Bear Street passing the traffic lights and the main junction taking the second left onto Richmond Street where number seven is situated on left-hand side with a for sale sign clearly displayed.

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

Large Town House

7 Richmond Street, Barnstaple, EX32 7DP

Guide Price

£180,000

- 3 Bedroom Town House
- Handy Location Close To Town
- Excellent Scope
- Private & Sunny Rear Garden
- MUST VISIT
- No Onward Chain

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Room list:

Entrance Hall

Lounge

3.45 x 3.71 (11'3" x 12'2")

Dining Room

3.66 x 3.12 (12'0" x 10'2")

Kitchen Breakfast Room

5.01 x 2.30 (16'5" x 7'6")

First Floor

Bedroom 1

3.66 x 5.02 (12'0" x 16'5")

Bedroom 2

3.22 x 3.62 (10'6" x 11'10")

Bathroom

2.90 x 2.37 (9'6" x 7'9")

Bedroom 3

4.96 x 4.51 (16'3" x 14'9")

Overview

A terrace town house excellently located on the periphery of Barnstaple. The property has excellent scope to create a forever family home with accommodation split over three floors with three generous bedrooms and large living spaces.

Once inside the property you get a true sense of space. The property has many original features including a lovely tiled entrance hall with original parquet flooring and tall ceilings along with other features throughout. The lounge dining room is a large open room with two fireplaces. Being double aspect the room is naturally light and a perfect spot for all the family to enjoy. To the rear of the property is a kitchen breakfast room perfect for occasional eating, with some built-in cupboards and worktop space as well as plenty of storage including under stairs cupboards.

Upstairs there are two generous bedrooms one which expands the whole of the front of the property with a double aspect, this would be the principal bedroom. Bedroom two is a very good proportion double bedroom with a window which overlooks the rear courtyard. On the top floor there is a further bedroom which is also a very good size with two velux windows. Having such spacious rooms eliminates the age old children's argument over who gets the largest bedroom.

The rear courtyard is fully enclosed which is perfect for furry friends, being a suntrap makes it the perfect spot for sitting out for alfresco dining or summers entertaining. The outside of the property has recently been painted and looks smart.

The property benefits from being chain free and is able to be purchased as and when. For more information and to arrange a viewing appointment please do contact the Barnstaple office.

Services

All mains connected

Council Tax band

B

EPC Rating

On Order

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Barnstaple, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

