



31 NURSERY END, PILTON, BARNSTAPLE, EX31 1RA

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## Mid Terrace 3 Bed House, Garage

31 Nursery End, Pilton, Barnstaple, EX31 1RA

Asking Price

**£220,000**

- Popular Pilton
- Easy Walk to Schools
- 3 Bedrooms
- Lounge/Diner 7.75 metres
- Kitchen, Bathroom
- Rear Enclosed Courtyard
- Garage
- Front Terrace
- Fenced Lawn

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### Directions

From Barnstaple take the A39 north as through to Lynton. At the North Devon Hospital roundabout take the first exit. Follow the road taking the right turn into Northfield Lane. After a short distance turn left into Northfield Park. From here then turn left into Nursery End. Drive through the houses and at the far end bear right and up to the rear/garage of of 31 Nursery where please park and walk around to the front door. .

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## Room list:

**Entrance Lobby**  
2.555 x 1.798 min (8'4" x 5'10" min)

**Living Room**  
7.756 x 2.469 min (25'5" x 8'1" min)

**Kitchen**  
3.650 x 2.58 (11'11" x 8'5")

**Understairs Cupboard**

**Landing**

**Bedroom 1**  
4.170 x 2.998 (13'8" x 9'10")

**Bedroom 2**  
3.395 x 2.976 (11'1" x 9'9")

**Bedroom 3**  
2.361 x 2.091 (7'8" x 6'10")

**Bathroom**  
2.503 x 2.086 (8'2" x 6'10")

**Rear Courtyard**  
7.82m max x 5.59m (25'8" max x 18'4")

**Garage**  
5.268 x 2.616 (17'3" x 8'6")

**Front Terrace and Long Lawned Area**

## Overview

Set in Pilton, a most popular residential area of the Town of Barnstaple within walking distance of the town centre with a number of local shops in Pilton and good local schools for Infant, Primary and Secondary education also close by as is the North Devon Hospital and Pottington Business Park.

This mid terrace 3-bedroom house with the distinct advantage of its own private rear walled courtyard with door to its garage and beyond further off-road parking. To the front a paved area taking in the evening sun and looking towards the Parish Church over the boundary hedge this leads on to a level grassed area, long and narrow that with a small section of fencing can be safe for both children and dogs.

The property offers a large entrance hall with space for boots and coats, opening into a 25-foot living room with a fitted kitchen off with both rooms having doors into the rear enclosed courtyard

On the first floor a landing with 2 double bedrooms a single bedroom and bathroom with bath having Mira shower over.

The property could do with a little refurbishment.

Being within the heart of Pilton the property is within easy walking distance of local amenities including shops, pubs and restaurants.

## General

Barnstaple town centre is within easy walking distance and offers an excellent range of amenities including both local and national high street shops, banks and leisure facilities, including cinema, theatre and leisure centre, and the North Devon District Hospital just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton)/Parkway Railway Station) and the Motorway Network beyond..

The Tarka trail a largely traffic free cycle path/footpath that runs around the River Taw and Torridge Estuaries is within a mile at Pottington.

## Services

All connected

## Council Tax

Band C

## EPC Rating

Band - C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878. Out of hours Michael Challacombe 07970 445204

