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## 2 Bed House - Terraced

9 Lansdown Terrace St. Georges Road, Barnstaple, EX32 7AW

Asking Price

**£210,000**

- Most Convenient Location
- Spacious and Well Presented Accommodation
- Gas Central Heating
- Close to Barnstaple Town Centre
- Enclosed Rear Garden
- Cellar With Scope To Convert

### Directions

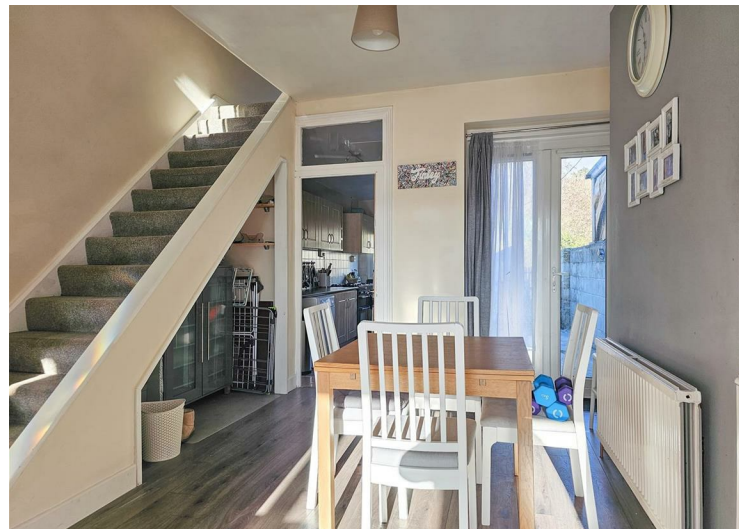
From Barnstaple continue towards Pilton. At Pilton Causeway traffic lights, turn right onto St. Georges Road. Continue down this road to where 9 Lansdown Terrace will be situated on your left hand side with a numberplate and board clearly displayed.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

### Sitting Room

3.33 plus bay x 2.94 (10'11" plus bay x 9'7")

### Dining Room

3.84 max x 3.69 (12'7" max x 12'1")

### Kitchen

5.18 x 2.09 (16'11" x 6'10")

### FF Landing

### Bedroom 1

4.03 x 3.61 (13'2" x 11'10")

### Bedroom 2

3.62 x 2.16 (11'10" x 7'1")

### Bathroom

3.02 x 2.13 (9'10" x 6'11")

### Cellar

## Overview

Situated in close proximity to the historic town centre of Barnstaple, discover this well presented 2-bedroom mid-terraced property, strategically positioned near local amenities and schools. The property offers spacious accommodation throughout and will no doubt appeal to those moving up the ladder and first time buyers alike.

The property has been improved by the current owners with a new boiler being fitted as well as a new roof, front and back. The inviting Ground Floor welcomes you with a spacious Entrance Hall, leading to an open-plan sitting/dining room thoughtfully laid out with 2 distinct areas and a staircase leading to the first floor. There is a well-proportioned Kitchen fitted with a range of wall and base units with working surfaces over and space for appliances. Moving to the First Floor you'll find a generously sized and lovely double Bedroom, a further spacious Bedroom boasting built-in storage, and a contemporary re-fitted 3-piece Bathroom with a shower over the bath.

The property is situated on the edge of Barnstaple, the ancient borough and administrative centre for North Devon and offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, theatre, brand new leisure centre and Tarka Tennis Centre. From Barnstaple there is direct access on to the A361/North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to junction 27 on the M5 motorway near Tiverton where there is also the Parkway Railway Station. The agents strongly suggest an internal inspection as soon as possible to avoid disappointment.

## Outside

At the front the property is set back from the road and has a small paved area complimented by on street permit parking. The rear garden unveils a raised patio decking area with some artificial grass, featuring steps leading to the lower low-maintenance garden. This outdoor retreat also provides access to the Cellar, adding a touch of versatility to the property.



## Services

All main services connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

