



Well Presented & Characterful 6 Bed Terraced House

43 Ashleigh Road, Barnstaple, EX32 8JY

Guide Price

£375,000

- Impressive 6 Bedroom House
- Feature & Open Fireplaces
- Convenient Location
- Large Storage Cellar
- Immaculate Condition
- Spacious Rooms with High Ceilings
- Well Presented Throughout
- Modern Kitchen
- Rear Garden

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or email barnstaple@phillipsland.com

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Room list:

Front Porch

Hallway

Living Room
4.93m x 3.78m (16'2" x 12'4")

Dining Room
4.11m x 3.78m (13'5" x 12'4")

Kitchen Diner
5.74m x 3.45m (18'9" x 11'3")

Downstairs WC

Bedroom 1
3.80m x 3.78m (12'5" x 12'4")

Bedroom 2
4.14m x 3.78m (13'6" x 12'4")

Bedroom 3
3.53m x 3.50m (11'6" x 11'5")

First Floor Bathroom

Study
2.50m x 2.00m (8'2" x 6'6")

Bedroom 4
4.14m x 3.76m (13'6" x 12'4")

Bedroom 5
4.10m x 3.84m (13'5" x 12'7")

Bedroom 6
5.66m x 2.50m (18'6" x 8'2")

Second Floor Bathroom

Cellar

Outside

To the rear of the property you have a garden, with surrounding raised flower beds. The garden is laid to both artificial grass, stone chipping and patio, serving an ease of maintenance. Also accessible from the garden is the cellar, currently used as a large storage space. Permit parking is available to the front of the property.

The property is located with practicality in mind. A range of facilities and amenities are available locally, including excellent schooling and restaurants. Rock Park provides a couple of acres of open space and perfect for your four legged friends. The property is within walking distance of Barnstaple Town Centre, 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.



Overview

Explore a well-designed 6-bed terraced house extending across three floors, emphasising ample space and modern convenience. With high ceilings throughout, the residence maintains an open and inviting ambiance, ensuring a comfortable living experience.

The kitchen, positioned on the ground floor, offers practicality and direct access to the garden, seamlessly connecting indoor and outdoor spaces. This functional space is at the heart of the home, providing ample cupboard storage alongside an integrated fridge, freezer and dishwasher.

On the ground floor is a spacious living room with a bay window and open fireplace serving as a focal point for warmth and hospitality. The adjacent dining room overlooks the garden also featuring a distinctive fireplace that adds character. A downstairs WC adds to the practicality of this level, enhancing convenience for residents and guests.

The first floor accommodates three double bedrooms and an office, each designed with a commitment to comfort. The modernised bathroom on this level includes a walk-in shower and bath adding a touch of luxury to the daily routine. Ascending to the second floor there are a further three additional bedrooms and another bathroom, ensuring ample space for a growing family or guests.

This 6-bed terraced house embodies a blend of timeless design and modern functionality, offering a comfortable and stylish living environment. From the functional kitchen to the impressive living spaces and well-designed bedrooms, the property provides a balanced experience that prioritises simplicity and practicality.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

