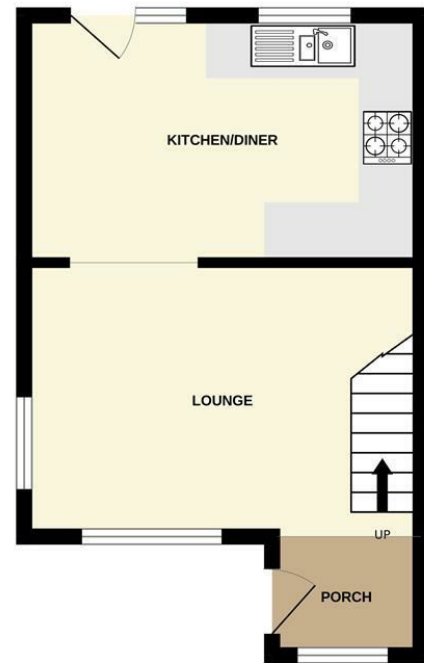
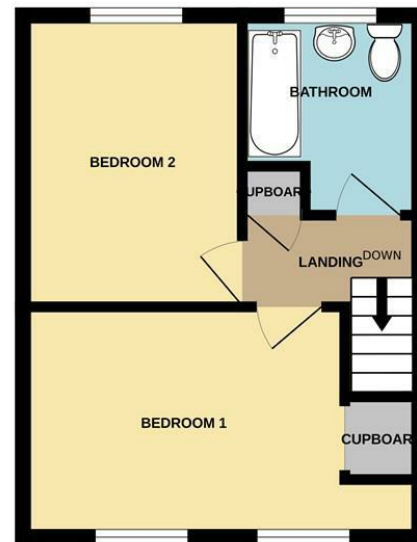


GROUND FLOOR



1ST FLOOR



GREENMEADOW DRIVE, RALEIGH, BARNSTAPLE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple inner relief road proceed along Pilton causeway towards Texaco garage, head through the traffic lights and turn right onto Raleigh Road. Follow the road along, taking a right onto Greenmeadow Drive. Number 32 will be situated on your right with parking available.

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

Call 01271 327878
or email barnstaple@phillipsland.com

End of Terrace 2 Bedroom House

32 Greenmeadow Drive, Barnstaple, EX31 4HT

Guide Price

£210,000

- Perfect First Time or Investment Purchase
- Two Double Bedrooms
- Front and Rear Garden
- UPVC Double Glazing Throughout
- Convenient Location
- NO CHAIN!

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Porch

1.77m x 1.34m (5'9" x 4'4")

Living Room

4.45m x 3.30m (14'7" x 10'9")

Kitchen Diner

4.45m x 2.72m (14'7" x 8'11")

Bedroom 1

3.41/4.41m x 2.82m (11'2"/14'5" x 9'3")

Bedroom 2

2.45m x 3.23m (8'0" x 10'7")

Bathroom

1.90m x 2.22m (6'2" x 7'3")

Airing Cupboard

Landing

Bedroom 1 Storage

Overview

Welcome to this delightful two-bedroom end of terrace house located in the charming village of Pilton. Upon entering, you are welcomed by a porch area leading into the bright and inviting lounge, boasting dual aspect windows that fill the space with natural light, creating a warm and welcoming atmosphere. The kitchen is well-equipped with ample cupboard space, a 4-ring gas hob, electric oven, and a convenient sink with drainer overlooking the rear garden.

Ascending the stairs, you'll find two generously sized double bedrooms, offering comfortable accommodation for residents or guests. Bedroom 1 features over stair storage and additional cupboard space, ensuring a clutter-free environment. The bathroom is thoughtfully fitted with a bath and overhead electric shower, complimented by a sink and WC. An airing cupboard upstairs provides additional storage space for your convenience.

Outside, the walled rear garden offers a peaceful retreat, complete with shed storage, lawn, and a patio area perfect for outdoor dining or relaxation. Side access adds practicality to the layout. To the front, communal parking is available, surrounded by well-established bushes and shrubbery, adding a touch of greenery and privacy to the property.

Conveniently located in Pilton, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Don't miss out on the opportunity to make this house your new home.

Outside

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 are 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.



Services

All Mains Services Connected (Gas, Water, Electric and Drainage)

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

