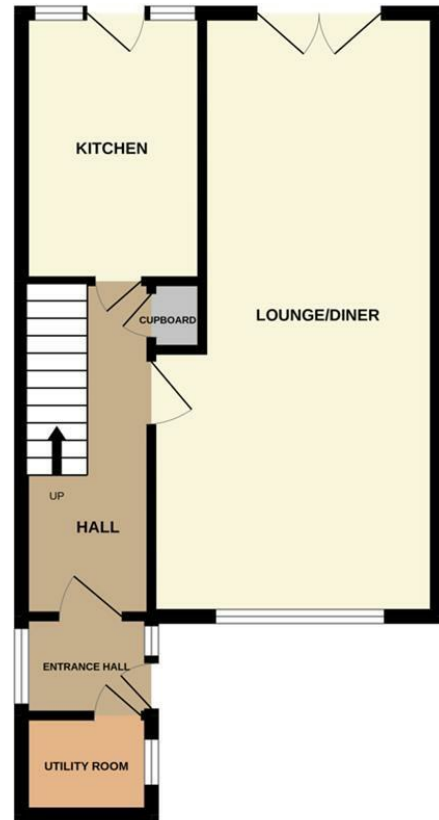


GROUND FLOOR



1ST FLOOR



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### Directions

Travel up Newport Road passing through the crossroads. Turn left into St John's Lane and follow the road down and turn right into Jordan Close. Continue along and the property is found on your left side with number plate 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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## 2 Bedroom End Terrace Home

1 Jordan Close, Barnstaple, EX32 9DN

Asking Price

**£230,000**

- Sought After Location
- Potential To Create 3rd Bedroom
- Very Generous Accommodation
- Off Street Parking Available
- Close To Local Amenities
- Gas Central Heating





## Room list:

**Entrance Hall**

**Utility Room**

**Lounge/Diner**

7.16 max x 3.47 max (23'5" max x 11'4" max)

**Kitchen**

3.27 x 2.35 (10'8" x 7'8")

**Bedroom 1**

5.38 x 3.18 (17'7" x 10'5")

**Bedroom 2**

3.91 into wardrobe x 2.85 (12'9" into wardrobe x 9'4")

**Bathroom**

2.37 x 1.70 (7'9" x 5'6")

## Overview

Introducing a stunning end terraced residence nestled in a sought-after residential locale, boasting ample natural light and space. This charming home is conveniently located near a plethora of amenities and attractions, including the nearby Tesco supermarket just moments away, while the heart of Barnstaple is within a leisurely 20-minute stroll. Extremely maintained, this property exudes a warm and inviting ambiance.

Featuring an expansive layout, this exceptionally spacious two-bedroom home boasts a footprint equivalent to neighboring three-bedroom properties, offering ample room for comfortable living. The possibility of converting space into a third bedroom presents itself, thus providing flexibility to suit various needs. Outside, an appealing sunny rear garden awaits, complemented by a separate pedestrian gate leading to a designated parking area exclusive to residents of the close. Step inside to discover an entrance hall, ideal for storing coats and footwear, leading seamlessly to a well-appointed utility room and the main hallway. The heart of the home awaits in the main living area, where abundant natural light streams through large windows, illuminating the space and highlighting the connection to the rear garden through double doors. Despite the open-plan layout, distinct zones create a cozy lounge area and a welcoming dining space. Rounding off the ground floor is a stylish fitted kitchen, offering access to the rear garden for added convenience.

Ascending to the first floor, you'll find a contemporary bathroom suite and two generously proportioned double bedrooms, each adorned with spacious wardrobes. One of the bedrooms offers the potential to be converted into a third single bedroom if desired, adding further versatility to the layout.

This property presents an ideal permanent residence, yet also holds promise for savvy investors seeking lucrative rental opportunities. Please contact the agent for plans on how to create the third bedroom.

## Location

Situated on the outskirts of 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.



## 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

