



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.  
Made with Metropix ©2024



**Superbly Presented Family Home**  
13 Carlyle Avenue, Barnstaple, EX32 7AL

Asking Price

**£300,000**

- Immaculately Presented
- Convenient & Popular Location
- Garaging At Rear
- GF Wet Room
- Gas Central Heating
- Converted & Functional Cellar

**Directions**

From Barnstaple Town Centre head to Pilton Causeway. Turn right onto St. Georges Road passing the Garage on your left hand side. Continue along the road for a short distance and turn right into Carlyle Avenue, number 13 will be found almost immediately on your right hand side.

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

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

### Sitting/Dining Room

7.61 plus bay x 3.32 (24'11" plus bay x 10'10")

### Kitchen/Utility

4.16 max x 4.32 max (13'7" max x 14'2" max)

### Wet Room

1.91 x 1.50 (6'3" x 4'11")

### Bedroom 1

3.65 x 3.59 (11'11" x 11'9")

### Bedroom 2

3.90 x 2.40 (12'9" x 7'10")

### Family Bathroom

4.06 x 2.42 (13'3" x 7'11")

### Bedroom 3

3.44 x 3.27 (11'3" x 10'8")

### Office/Bed 4

3.93 x 2.07 (12'10" x 6'9")

### Games Room

4.19 x 3.40 (13'8" x 11'1")

### Snug Area

3.56 max x 2.81 max (11'8" max x 9'2" max)

### Garage

## Overview

This delightful family residence is now available for sale in excellent condition. It seamlessly blends premium modern finishes with its original charm and so this remarkable home presents a unique and desirable lifestyle prospect.

Inside, the property boasts an inviting entrance hall, leading to a spacious sitting/dining area adorned with 2 attractive feature fireplaces and a lovely box bay window. The kitchen features French patio doors leading to the garden and has a range of wall and base units with solid wood working surfaces over, there is a useful utility area to the side and a convenient wet room. Stairs from the dining room lead down to the converted cellar which now offers 3 good size rooms which could be used in a variety of ways including an extra bedroom.

Upstairs, on the first floor are two generously sized double bedrooms alongside the attractive and stylish family bathroom equipped with a walk-in shower and free standing bath. Further stairs lead to the second floor double bedroom which has ample eaves storage.

Outside, you will enjoy the patio gardens at both the front and rear of the house, complemented by a spacious double garage at the rear.

## Outside

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.

## Services

All main services connected

## Council Tax band

B

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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

