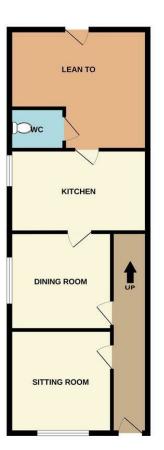


We value **your** property



GROUND FLOOR





1ST FLOOR



Directions

Approaching Barnstaple on the A361 North Devon Link Road as though from Tiverton and South Molton, as you approach the town turn right at the first roundabout onto the A39. Follow this road for about 1/2 mile turning left at the second roundabout adjacent to Macdonald's into Hollowtree Road. Shortly you will pass by County Garage and at the next crossroads turn left signed North Devon Hospice. Follow this road for about 1/2 mile where you will pass over the North Devon Link Road and immediately thereafter turn Looking to sell? Request a free sales valuation for your property. Call 01271 327878 or email barnstaple@phillipsland.com



3 Bedroom Semi Detached House

1 Windy Ash Cottages Rumsam, Barnstaple, EX32 OHX

- In Need Of Total Refurbishment
- Desirable Location
- Off Road Parking
- No Ongoing Chain

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.

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We value your property

Offers In Excess Of

£175,000 - £200, 000

- Fanstastic Potential
- Close To Schools & Amenities



Situated in a very desirable location is this 3 bedroom semi detached house in need of full refurbishment and modernisation with off Road Parking. The accommodation brieflty comprises: entrance hall, sitting room, dining room, kitchen, lean to at the rear with wc. On the first floor are 3 bedrooms and the bathroom. Viewing advised.



Services	Viewings
TBC	Strictly by app
Council Tax band	Phillips, Smith & branch on 01271 32787
EPC Rating TBA	
Tenure: Freehold	

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

01271 327878



Room list:

Entrance Hall

Sitting Room 3.33 x 3.32 (10'11" x 10'10")

Dining Room 3.15 x 2.98 (10'4" x 9'9")

Kitchen 4.37 x 3.18 (14'4" x 10'5")

Lean To At Rear 4.94 x 3.90 (16'2" x 12'9")

FF Landing

Bedroom 1 4.36 x 3.34 (14'3" x 10'11")

Bedroom 2 3.14 x 2.46 (10'3" x 8'0")

Bedroom 3 3.20 x 2.33 (10'5" x 7'7")

Bathroom 2.31 x 1.88 (7'6" x 6'2")

