

# Georgian Terrace House, Courtyard style Garden

4, Richmond Terrace, Barnstaple, EX32 7DR

Offers In The Region Of

£275,000



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# Georgian Terrace House, Courtyard style Garden

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A deceptively spacious, south facing Georgian style town house (about 125 sq m.) within a mile level walk of the town centre, Rock Park, and the Tarka Trail traffic free cycle path/walk way as it runs around the River Taw Estuary to either Braunton or Instow.

Barnstaple, the ancient borough and administrative centre for North Devon is on your doorstep. It offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter.

There is also immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station from where journey times to London/Paddington are approximately 2 hours distance.

To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches and surfing on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and championship and other golf courses.

# DETAILS

4 Richmond Terrace is a traditional Georgian townhouse said back at the head of its easy to maintain private garden and within 1/2 mile of the town centre.

The property is deceptively spacious with high ceilings and many of the original character features are retained, including original doors, fireplace surrounds, picture rails, and deep skirting boards.

Council tax – Band C

EPC – Band D

Services – all mains services connected electric, water, gas central heating and drainage. The boiler was renewed 2018/2019 and has the remainder of a 10 year guarantee



## Enclosed Front Garden Area

New galvanised steel railings with decorative gate. Short original wide slate path leading to front door. Easy to maintain shingle gravel bed.

## Entrance Porch

Coat hooks. Inner glazed door to

## Entrance Hall

Stairs rise to first floor with understairs cupboards. The hall runs on to the kitchen but opens on one side into the

## Dining Hall Area 3.84m x 3.63m" (12'7" x 11'11"")

This section of the house opens up to start to show the many original features. Part glazed cupboards over shelved store cupboards to either side of former fireplace. Double glass doors open in to the courtyard garden area. Further glass double doors open into the

## Lounge 3.91m x 3.91m (12'10" x 12'10")

To the south and front of the house. Chimney breast with space to install a log burner should anyone wish.



## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-

**Kitchen 3.86m x 3.23m (12'8" x 10'7")**

Fully fitted with base units with worktops over. drawers and cupboards under. Stainless steel sink unit with mixer taps. Space for fridge/freezer. Neff double oven, Neff 5 ring gas hob. Matching wall cupboards.

**Rear Hallway**

Door to courtyard area.

**Shower Room**

Corner entry shower cubicle, Mira shower unit. Vent. Radiator. Towel rail/radiator.

**Seperate WC**

Wash hand basin. Low level wc. Vent, Radiator.

**First Floor Landing**

Access to loft. Part boarded.

**Bedroom 1 5.16m x 4.32m (16'11" x 14'2")**

To the south front. Boarded floor. Radiator. Picture rail.

**Bedroom 2 3.58m x 2.74m (11'9" x 9')**

Original fireplace surround. Picture rail. Radiator.

**Bedroom 3 3.81m x 2.13m (12'6" x 7'22)****Bath/Shower Room**

Down 2 steps at the end of the landing a most spacious bathroom. Double width shower with tiled surrounds, sliding access door, Mira shower. Radiator. Low level wc. Corner bath, pedestal hand basin.

**Rear Courtyard Style Garden Areas**

Completely walled in. Paved patio. Grassed area. Further paved area for barbecues to the end of the garden. Private side gate leading out to Richmond Street.

**Parking**

There is no parking with the property. There are several options to buy season tickets in some of the roads close by in 100 to 200 meters. A reserved space parking ticket can be bought for about 800 yards away. Evening parking in the road to the front.





## DIRECTIONS

Grid Ref SS Driving around the A39 inner relief road as though heading clockwise from Braunton to South Molton at the first and only set of traffic lights take the left turn into Bear Street as though to Goodleigh/Bratton Fleming. The property is within a few hundred yards to your left, Grosvenor Street and Richmond Street and the terrace is then to the left. On initial viewing cross the road into Hills View and Sunset Heights where you can park for an hour free.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



Approximate Area = 1345 sq ft / 124.9 sq m  
WC = 28 sq ft / 2.6 sq m  
Total = 1373 sq ft / 127.5 sq m  
For identification only - Not to scale



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 879611