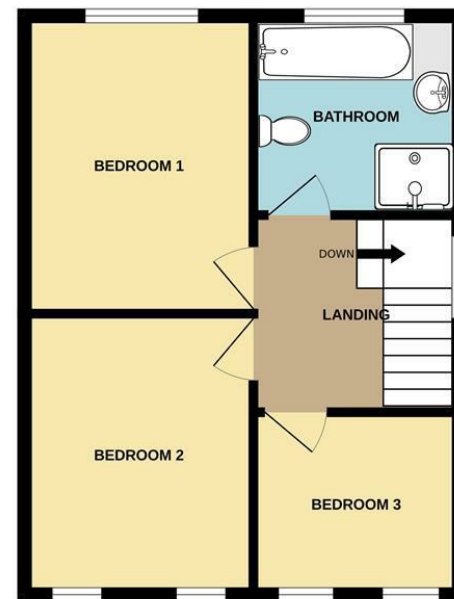


GROUND FLOOR



1ST FLOOR



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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### 3 Bed House - End Terrace

28a Coronation Street, Barnstaple, EX32 7AY

Guide Price

**£185,000**

- IN NEED OF REFURBISHMENT
- Convenient Location
- Rear Courtyard and Side Garden
- Double Glazing Throughout
- Gas Combi Boiler
- CHAIN FREE

### Directions

Proceed along the inner relief road in the direction of Ilfracombe and Braunton. Continue through the Bear Street traffic lights. At the next roundabout turn left into Vicarage Street. Take the second right turning onto Higher Maudlin Street. Continue, following the road to the left onto Coronation Street, number 28a will be found immediately on the 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.  
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## Room list:

- Entrance Hall**  
4.41m x 1.67m (14'5" x 5'5")
- Living Room**  
4.07m x 3.69m (13'4" x 12'1")
- Kitchen Diner**  
3.58m x 5.09m (11'8" x 16'8")
- Rear Porch**  
1.25m x 2.23m (4'1" x 7'3")
- Bedroom 1**  
2.75m x 3.57m (9'0" x 11'8")
- Bedroom 2**  
2.75m x 3.28m (9'0" x 10'9")
- Bedroom 3**  
2.43m x 2.18m (7'11" x 7'1")
- Landing**  
2.45m x 2.10m (8'0" x 6'10")
- Family Bathroom**  
2.41m x 2.45m (7'10" x 8'0")
- Rear Courtyard**
- Side Garden**

## Overview

Situated in Barnstaple, this three-bedroom end of terrace house is in need of refurbishment throughout, offering a blank canvas for potential buyers.

Downstairs, the property features a living room with a bay window, providing natural light and a welcoming space. The large kitchen diner offers room for a dining table and includes access to a rear porch, ideal for outdoor activities.

Upstairs, there are three bedrooms, two of which are double-sized. The family bathroom is a generous size and equipped with a bath, walk-in shower, vanity sink, and WC.

With its layout and location, this property presents an excellent opportunity for renovation and modernisation, allowing buyers to customize the space according to their preferences. Located conveniently in Barnstaple, residents will benefit from nearby amenities and schools. This house promises to be a rewarding project

To the rear of the property you have an outdoor courtyard space, through the side gate is a sizeable lawn alongside access to the front.

## 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

## Council Tax band

B

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

