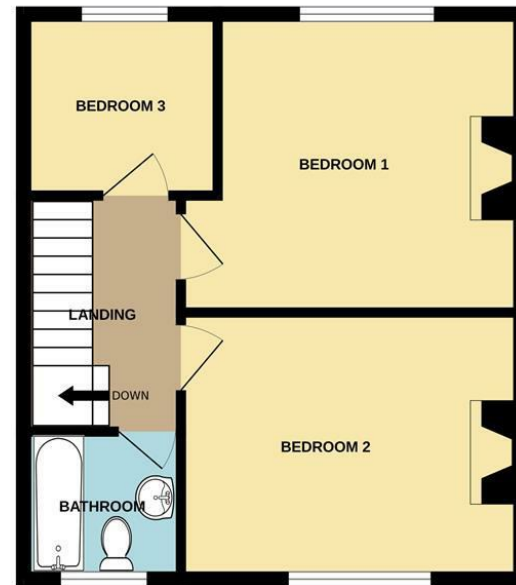


GROUND FLOOR



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 Terraced House

44 Cyprus Terrace, Barnstaple, EX32 9JF

Guide Price

£180,000

- Chain Free!
- Double Glazing Throughout
- 2 Large Double Bedrooms
- Feature Fireplaces
- In Need Of Some Modernisation
- Amenities Close By

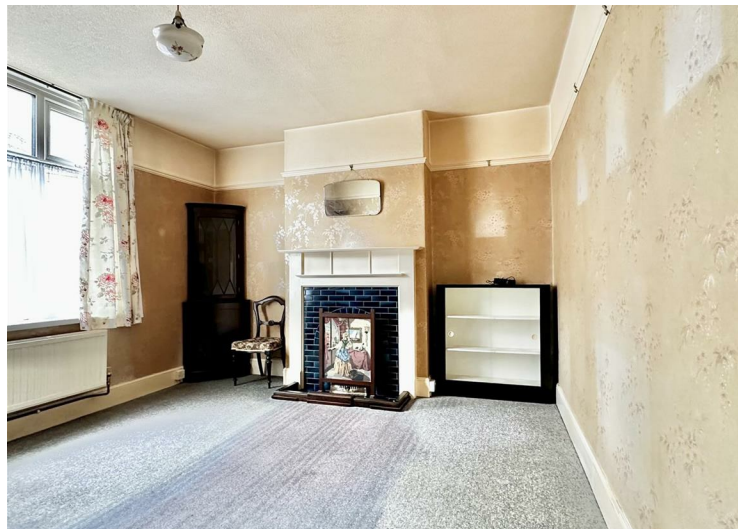
Directions

From our offices proceed out of town in the direction of Newport. Turn left into Newport Road and follow the road up taking the second turning on the left into Victoria Road. Proceed down taking your first right into Orchard Road and then right again into Cyprus Terrace. Number 44 is on your left hand side.

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

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

- Entrance Hall**
1.83m x 3.52m (6'0" x 11'6")
- Living Room**
3.97m x 3.49m (13'0" x 11'5")
- Dining Room**
3.95m x 3.11m (12'11" x 10'2")
- Kitchen**
1.83m x 3.52m (6'0" x 11'6")
- Rear Porch/Utility**
1.88m x 1.23m (6'2" x 4'0")
- Pantry**
- Understairs Cupboard**

- Bedroom 1**
4.00m x 3.49m (13'1" x 11'5")
- Bedroom 2**
4.00m x 3.10m (13'1" x 10'2")
- Bedroom 3**
2.27m x 2.12m (7'5" x 6'11")
- Landing**
1.82m x 2.63m (5'11" x 8'7")
- Bathroom**
1.79m x 1.72m (5'10" x 5'7")

Local Area

Newport is a highly sought after location, boasting an OFSTED outstanding Primary School within walking distance. Within close proximity is also an excellent range of amenities which caters well for everyday needs, including local convenience store, Park School, Nursery, Medical Centre, Dentist and a Public House. Situated on the outskirts 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 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.



Overview

Welcome to this three-bedroom terraced house situated in Newport.

Downstairs, the living room has a large window that lets in plenty of natural light and a fireplace for cosy evenings. Adjacent to the living room, the dining room also has a large window and a fireplace, providing a great space for family meals and entertaining.

The kitchen is equipped with a sink and drainer, with access to an understairs cupboard and a pantry for extra storage. From the kitchen, you can reach the rear porch, which can be used as a utility room.

Upstairs, the first double bedroom features a fireplace and a large window, creating a bright and spacious retreat. The second double bedroom also includes a fireplace and a large window, offering ample space. The third bedroom is a single room, suitable for a child's room, home office, or guest room. The family bathroom includes a bath, WC, and sink, covering all the essentials.

To the rear of the property is a courtyard garden with rear access, providing a private outdoor space for relaxation. A brick-built storage shed offers convenient outdoor storage. Permit-free parking is available on Cyprus Terrace, adding to the convenience of this home.



Services

All Mains Services Connected

Council Tax band

A

EPC Rating

TBC

Tenure

Freehold

Viewings

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