



3 Bed House

12 Pulchrass Street, Barnstaple, EX32 8JS

Guide Price

£192,500

- Large 3 Bed House
- Fully Renovated
- Rewired
- New Kitchen & Bathroom
- No Onward Chain
- Utility Room with plumbing
- MUST BE VIEWED

Directions

On foot heading out of town towards Trinity (opposite the bus station). Take the first left turning off of Salem Street into Pulchrass Street and the property is located infant just to the 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

Lounge

3.50 x 3.48 (11'5" x 11'5")

Dining Room

3.50 x 3.51 (11'5" x 11'6")

Kitchen

6.60 x 1.84 (21'7" x 6'0")

Ground Floor WC

Utility Room

2.04 x 1.61 (6'8" x 5'3")

First Floor Landing

Bedroom 1

4.65 x 3.48 (15'3" x 11'5")

Bedroom 2

4.33 x 3.75 (14'2" x 12'3")

Bedroom 3

2.65 x 1.73 (8'8" x 5'8")

Bathroom

2.47 x 1.69 (8'1" x 5'6")

Overview

The property is spacious and being fully refurbished, with tall ceilings and some original features it would make for an excellent family home or investment purchase. Available with NO onward sales chain, for more information or to arrange a viewing please contact the Barnstaple team.

Stepping inside you have a large entrance hall and level access through the ground floor. The lounge is a snug front room with gas fireplace which creates a lovely focal point to the room. The dining room flows through to the kitchen breakfast room with views of the courtyard. Plenty of storage with two large cupboards one housing the gas boiler.

The kitchen has been newly kitted out with a range of built in storage cupboards, plenty of preparation space and breakfast bar. Along with modern paneling and freshly painted it's a blank canvas for buyers to make their own. At the far end of the house is the ground floor WC and utility room which has plumbing and electric for white goods.

Upstairs you have a large principal bedroom and a single / cot room which would make for an ideal study, along with a fully refurbished bathroom. The bathroom now with all new wall tiles, large rain water shower over bath, low level WC with pedestal hand wash basin. On the top floor there is another large bedroom with plenty of space for a double bed and other furniture.

To the rear is a fully enclosed courtyard ideal for your furry friends. Its fully paved out and low maintenance enjoying some sun its an ideal spot for outside entertaining or alfresco dining.

Phillips Smith & Dunns rental department have estimated a rental valuation of around £895 - £925 per calendar month.

AGENT NOTES

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to the director's at Phillips, Smith & Dunn.

The photos have been virtually staged to show an example of what the property would look like once furnished.

Services

All mains connected

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Barnstaple branch on 01271
327878

