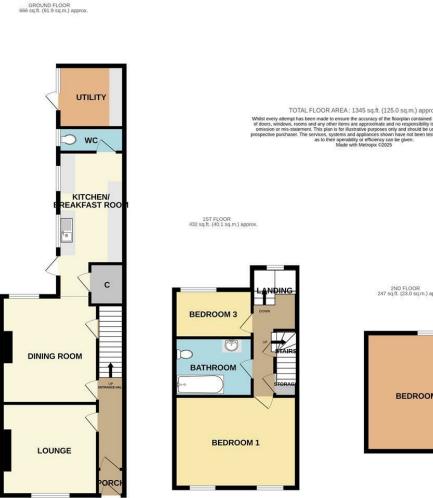


### We value your property







#### 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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3 Bed House 12 Pulchrass Street, Barnstaple, EX32 8JS

- Large 3 Bed House
- New Kitchen & Bathroom
- MUST BE VIEWED

- Fully Renovated
- No Onward Chain

Sales. Auction. Letting. Land. Commercial. Professional. Residential.

#### We value **your** property

Guide Price

# £192,500

- Rewired
- Utility Room with plumbing

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#### 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 fury 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

EPC Rating

Tenure Freehold

### Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878





The property is within level walking distance to Barnstaple, 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.



## 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")