



Directions

From Barnstaple continue towards Pilton. At Pilton Causeway traffic lights, turn right onto St. Georges Road. Continue down this road roughly half way and Osborne House will be found on your right hand side.

Looking to sell? Request a free sales valuation for your property.
Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



4 Bedroom Period House

Osborne House St. Georges Road, Barnstaple, EX32 7AS

Auction Guide

£300,000

- Period Home Full Of Potential
- Spacious Rooms Throughout
- Fully Enclosed Garden
- Off Road Parking and Garage
- Interesting Cellar Space
- To Be Sold By Public Auction



THE PROPERTY: The property will be found to be an inviting end-of-terrace home boasting four generous double bedrooms and three versatile reception rooms, offering plenty of room for a growing family. Nestled in the highly coveted area of Yeo Vale, this property enjoys close proximity to Barnstaple Town Centre, granting easy access to a variety of shops and amenities. Local schools are also conveniently nearby, making this an ideal location for families.

The property features driveway parking, a single garage, and additional outdoor storage, ensuring ample space for vehicles and gardening essentials. The wrap-around gardens provide a tranquil outdoor haven, perfect for relaxation and entertaining. The double-width cellar offers substantial storage or potential for additional living space.

Inside, the house awaits modernisation, offering new owners the opportunity to personalise and renovate to their taste. The spacious rooms and generous plot size present limitless possibilities for redesign and enhancement, making this an excellent investment opportunity.

SERVICES: Mains water, electric and drainage are connected.

METHOD OF OFFERING: The property is to be sold by Public Auction on Friday 28th March 2025 (unless previously sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

MONEY LAUNDERING: Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

BUYERS ADMINISTRATION FEE: in addition to the 10% deposit payable upon exchange of contracts, purchasers will be required to pay a buyers administration fee of £750.00 (seven hundred and fifty pounds including VAT) which can be paid by separate cheque or added to the deposit.

GUIDE PRICE: Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

RESERVE: The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

LOCAL AUTHORITY: North Devon Council, Civic Centre, Barnstaple, Devon EX31 1DG Tel: 01271 388288

SOLICITORS: Jackie Ray, Brewer, Harding & Rowe, 1 The Square, Barnstaple, EX32 8LS. 01271 342271

Room list:

Entrance Hall

Lounge

4.75 x 4.19 (15'7" x 13'8")

2nd Reception Room

4.06 x 4.01 (13'3" x 13'1")

Dining Room

4.29 x 4.06 (14'0" x 13'3")

Kitchen

4.37 x 2.97 (14'4" x 9'8")

Utility

Shower Room

2 Cellar Rooms

Bedroom 1

4.83 x 4.00 (15'10" x 13'1")

Bedroom 2

4.04 x 3.89 (13'3" x 12'9")

Bedroom 3

4.57 x 3.20 (14'11" x 10'5")

Bedroom 4

3.28 x 3.05 (10'9" x 10'0")

Bathroom

Services

All Main Services Connected

Council Tax Band - D

EPC Rating - D

Tenure: Freehold

Viewings

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

