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Directions

Proceed on the inner relief road in the direction of Ilfracombe and Braunton. At the roundabout turn right into Derby Road with the primary school on your right. Continue to the traffic lights and then turn left into St Georges Road. Follow the road down continuing past the Co-Op on your right hand side, No 4 is situated on your left.

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Terraced 3 Bed House with Parking & Cellar

4 Wimborne Terrace, Barnstaple, EX32 7AN

- Convenient Residential Location
- Open Plan Lounge Diner
- Modern Shower Room
- Garage and Driveway Parking
- Bay Window
- Courtyard Garden
- Adaptable Cellar
- UPVC Double Glazing
- Generously Sized Bedrooms

Asking Price

£255,000



Overview

Upon entering this charming three-bedroom terraced home, you are welcomed by a porch and hallway offering ample space for coats and shoes. The bright and airy open-plan living and dining room benefits from a dual-aspect layout including a bay window making it a versatile space for relaxing or entertaining. Completed with a useful under stair storage cupboard.

Adjacent to the living area is the kitchen diner, a well-designed area with plenty of worktop and cupboard space. The kitchen features a practical sink with a drainer, along with a new four-ring electric cooker, offering the perfect setup for home cooking. There is also space and fittings for washing machine, dishwasher and a fridge freezer; providing everything you need for modern living. The kitchen has a door that leads directly to the courtyard garden, offering easy access to outdoor space.

Upstairs, a split landing leads to two generous double bedrooms at the front, with the larger room featuring built-in wardrobes and a fitted dressing table with a large window flooding the room with light. To the rear, you'll find a comfortable single bedroom and a modern 3 piece shower suite. The shower room which has been recently upgraded by the current owners is complete with a vanity sink, WC and corner shower.

Adding further flexibility, the property benefits from an adaptable cellar, currently used for storage and a workshop, but offering potential as a home gym or games room. Externally, a single garage and driveway parking provide convenient off-road parking.

Located in a sought-after area, this well-proportioned home is perfect for a variety of buyers.

Services

All Mains Services Connected
(Gas, Water, Electric and Drainage)

Council Tax band

B

EPC Rating

TBC

Tenure

Freehold

Viewings

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



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.

Room list:

- Porch**
0.96m x 0.92m (3'1" x 3'0")
- Hallway**
3.43m x 0.92m (11'3" x 3'0")
- Living Room**
3.48m (4.20m into bay) x 3.34m (11'5" (13'9" into bay) x 10'11")
- Dining Room**
3.78m x 3.55m (12'4" x 11'7")
- Kitchen**
4.82m x 2.50m (15'9" x 8'2")
- Landing**
4.32m/5.69m x 1.74m (14'2"/18'8" x 5'8")
- Bedroom 1**
3.38m x 4.46m (11'1" x 14'7")
- Bedroom 2**
3.80m x 2.57m (12'5" x 8'5")
- Bedroom 3**
2.39m/3.07m x 2.48m (7'10"/10'0" x 8'1")
- Shower Room**
2.37m x 1.53m (7'9" x 5'0")
- Garage**
4.74m x 2.39m (15'6" x 7'10")
- Cellar**
7.89m x 4.44m (25'10" x 14'6")

