



WOOLLIAMS
Property Services

Guide price £140,000
Brannams Court, Litchdon Street, EX32



 1
Bedroom

 1
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



Situated in a tucked away position in a mews development off of Litchdon Street. This is an opportunity to acquire a modern one bedroom semi detached mews cottage, available with no ongoing chain yet requiring some general modernisation and improvement. The accommodation comprises an entrance porch open plan living dining and kitchen area, there is a first floor bedroom and bathroom whilst the front has a cobble and planted garden area. Brannams Court is situated only a few minutes of almost level walk to the town centre, there is easy access to Rock Park as well as the Tarka Trail, shops and amenities. This will suit as an ideal first purchase or even someone looking to downsize with the convenience of being close to the town centre.

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Entrance Porch

uPVC double glazed front door off, gas boiler feeding domestic hot water and central heating system.

Open Plan Living/Dining & Kitchen Area *4.58m x 4.54m (15' x 14' 11")*

A double aspect room, staircase to 1st floor, double radiator, inset single drainer sink unit with cupboard and space below, working surface with drawers below, shaped returning/Island unit glazed display cabinets above, one wall unit, fitted carpet and vinyl floor covering kitchen area.

First Floor Landing

Staircase off

Bedroom *3.58m x 2.63m (11' 9" x 8' 8")*

UPVC double glazed window, radiator, access to airing cupboard, fitted carpet.

Bathroom *2.67m x 1.81m (8' 9" x 5' 11")*

Panel bath, tiled splashback, low-level WC, pedestal wash hand basin, pine panelled ceiling, skylight, radiator, fitted carpet.

Outside

There is a brick paved pedestrian approach to Brannams Court from Litchdon Street. Directly in front of the house is a small cobbled and planted garden area.

Services

Mains water, electricity, gas, and drainage connected.

Tenure

Freehold

Council Tax

Band A

EPC

An EPC for this property has been ordered and we currently await the assessment to take place. The final EPC document will be made available to prospective purchasers in due course.

Viewing

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Useful information

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



First Floor

Ground Floor

