



WOOLLIAMS

Property Services

Guide price £230,000
Hawthorn Road, Barnstaple, EX32 8PU



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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This is a modern three-bedroom linked detached house situated on the Eastern outskirts of Barnstaple. The property benefits from leaded UPVC double-glazed windows throughout & gas-fired central heating. There is a modern kitchen and bathroom, however, the property is in need of overall refurbishment, decoration, and upgrading, hence the reason for a competitive asking price. The agents feel this will make an ideal first purchase/family home, and we have no hesitation in recommending an early viewing. The accommodation comprises of an entrance porch, entrance hall, cloakroom, double aspect lounge/diner, kitchen with range of units, three first-floor bedrooms and bathroom with white suite. There's driveway parking, an attached garage, and gardens to both front and rear.

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The local Educational facilities are within easy reach whilst Tesco's superstore is also a short distance away. Barnstaple offers a good variety of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Entrance Porch

UPVC double-glazed front door off.

Entrance Hall

Door off, staircase to 1st floor, under stairs cupboard.

Cloakroom 2.05m x 0.89m (6' 9" x 2' 11")

White suite comprising a close-coupled W.C. pedestal wash hand basin, radiator.

Lounge/Diner 6.66m x 3.27m (21' 10" x 10' 9")

A double aspect room with two radiators, vynil OET flooring.

Kitchen 3.16m x 2.44m (10' 4" x 8')

Fitted with a range of units comprising an inset single drainer sink unit with mixer tap, cupboards and space below with plumbing for washing machine. Working surface with cupboards below, inset gas hob and built-in electric oven with cooker hood above, worksurface with drawers and cupboards below, range of wall units, part-tiled walls, understairs cupboard, UPVC double glazed door to rear garden.

First Floor Landing

Built in linen cupboard, access to loft space which houses a gas fired combination boiler feeding the hot water and central heating system.

Bedroom 1 3.38m x 3.13m (11' 1" x 10' 3")

Affording country glimpses, radiator.

Bedroom 2 3.20m x 3.20m (10' 6" x 10' 6")

Radiator

Bedroom 3 2.38m x 2.14m (7' 10" x 7')

Radiator

Bathroom 2.08m x 1.80m (6' 10" x 5' 11")

A white suite and fully tiled walls comprising a curved shower style bath with shower screen, waterfall style mixer tap. W.C. with concealed system, vanity wash hand basin with waterfall style tap, heated towel rail.

Attached Garage 5.10m x 2.70m (16' 9" x 8' 10")

Metal up and over door, light power connected, personal door off.

Outside

There is a driveway providing hard standing for a car which leads to the garage. Steps in the pathway lead to the front door. There is a lawn front garden with some bushes and shrubs and a pedestrian side gate which provide access to an enclosed rear garden with a lawn. Gardens front and rear are somewhat overgrown.

Services

Mains water, gas, electricity and drainage connected.

Council Tax

Band - C Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Rating C

Tenure

Freehold

Viewings

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

Directions

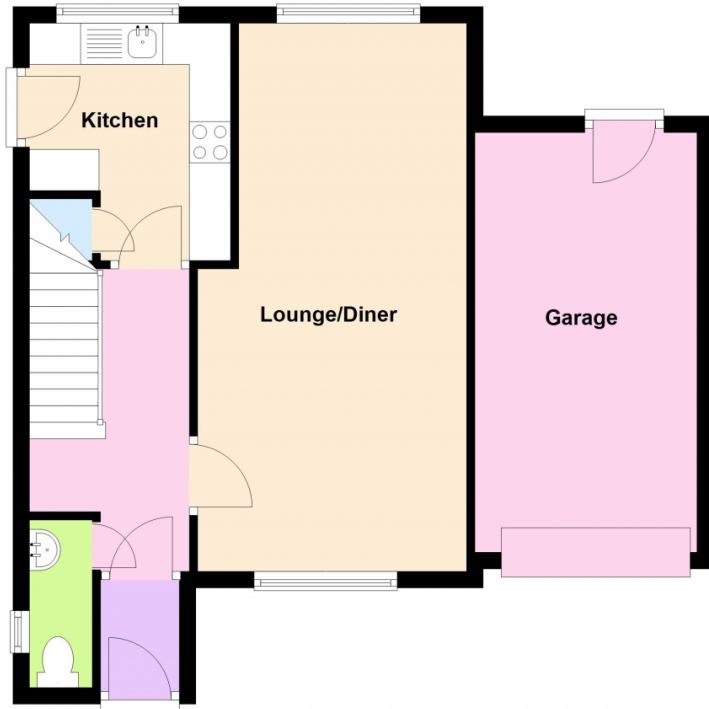
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Useful Information

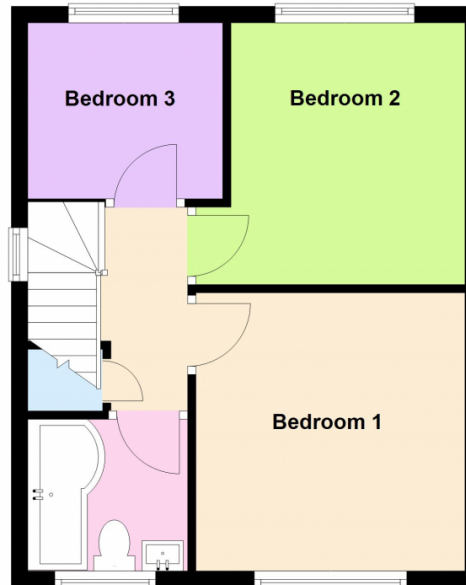
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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