



**WOOLLIAMS**

Property Services

**Guide price £195,000**  
Rolle Street, Barnstaple, EX31



 **3**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

**01271 328586**





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Situated on level ground within just a few minutes' easy walk of Barnstaple town centre, this mature mid-terrace house presents an excellent opportunity for those seeking a conveniently located home. Available with no ongoing chain and offering early vacant possession if required, the property is ideal for first-time buyers, families, or investors alike. While the house would benefit from general modernisation and improvement, it offers superb potential to create a comfortable and stylish home. The accommodation briefly comprises: entrance porch, entrance hall, lounge, dining room, and kitchen. On the first floor are three bedrooms—one with an en-suite wet room—together with a family bathroom. Outside, there is a sunny enclosed courtyard garden, perfect for outdoor seating and entertaining, as well as a detached brick-built garage providing useful storage or parking.



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Barnstaple offers a good choice of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

**Entrance Porch**

Front door off.

**Entrance Hall**

Obscure glazed door off, radiator, staircase to 1st floor.

**Lounge** 3.28m x 3.23m (10' 9" x 10' 7")

UPVC double glazed bay window, former stone fireplace, radiator, archway to

**Dining Room** 4.21m x 3.33m (13' 10" x 10' 11")

UPVC double glazed window, former fireplace, radiator, former under the stairs cupboard which now houses a W.C.

**Kitchen** 3.42m x 2.27m (11' 3" x 7' 5")

uPVC double glazed door to rear. Inset single drainer sink unit with mixer tap, cupboards below. Working surface with space below and plumbing for washing machine, further working surface with doors and cupboards below, range of wall units, panelled ceiling.

**First Floor Landing**

Airing cupboard housing factory lagged cylinder and electric boiler which feeds domestic hot water and central heating system.

**Bedroom 1** 3.35m x 2.11m (11' x 6' 11")

UPVC double glazed window, radiator.

**Bedroom 2** 2.49m x 2.25m (8' 2" x 7' 5")

Double radiator, sliding door to

**Wet Room** 2.49m x 1.68m (8' 2" x 5' 6")

UPVC double glazed window, white suite with shower area, AKW shower unit, pedestal wash basin, closed coupled W.C.

**Bedroom 3** 2.44m x 0.00m (8' x 0' )

UPVC double glazed window, radiator.

**Bathroom** *3.48m x 2.25m (11' 5" x 7' 5")*

UPVC double window. Primrose coloured suite comprising of a panel bath with mixer tap and shower attachment, vanity wash basin with cupboard below, W.C. shower cubicle with sliding door, double radiator, timber panelled walls.

**Outside**

There is an enclosed front garden area with a wrought iron pedestrian gate leading from the pavement, there is a small planted area. To the rear of the house is a sunny enclosed garden enjoying a southern aspect. There is an outside W.C and former cold store, raised sitting area and two planted areas with bushes and shrubs. The remaining area of this garden benefits from composite decking, there is a pedestrian gate onto a rear service lane which has access to the detached garage.

**Detached Garage** *7.62m x 2.69m (25' x 8' 10")*

Double opening doors off, power connected, mezzanine storage area.

**Council Tax**

Band B

**EPC**

Band G

**Services**

Mains water, electricity, gas, and drainage connected.

**Tenure**

Freehold

**Viewings**

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

**Directions**

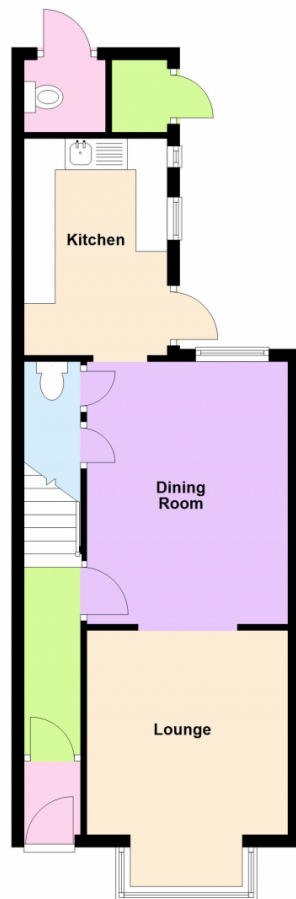
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**Useful Information**

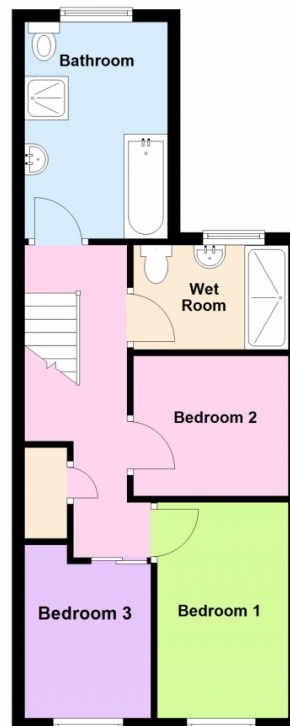
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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