



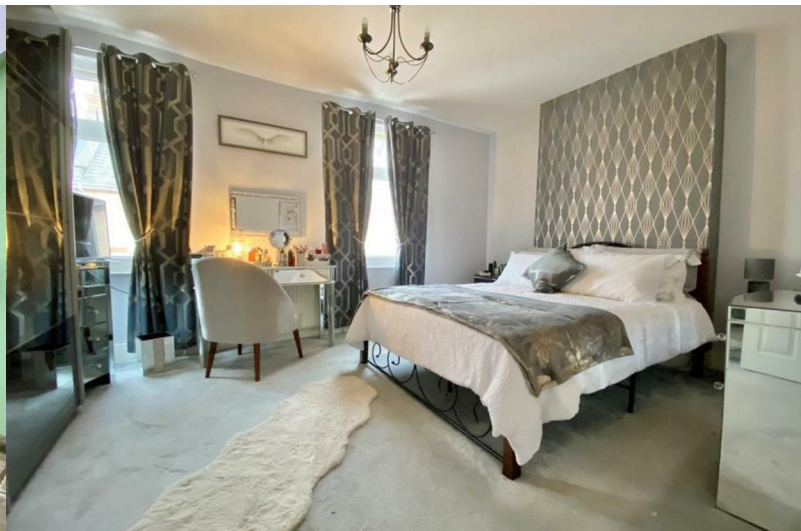
turners



Charles Street

Barnstaple, EX32 7BG

Asking Price £210,000



36 Charles Street

, Barnstaple, EX32 7BG

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Porch

4'3" x 3'1" (1.3 x 0.95)

A useful space, perfect for storing shoes and coats.

Hallway

9'10" x 3'1" (3 x 0.95)

Elongated hallway leading into the living space and onto the foot of the stairs.

Living Room/Diner

23'5" x 12'4" (7.15 x 3.76)

A dual aspect family living room with a large front facing window offering plenty of light that extends into an open plan dining area with an additional rear facing window, perfect for modern family living. The lounge area is centrally designed around a feature fire place and the entire space benefits from stylish laminate flooring.

Kitchen

8'11" x 11'6" (2.74 x 3.52)

Located at the back of the property this modern kitchen boasts an abundance of natural light from both the rear and side aspect windows. With stylish base and eye level units, integrated fridge freezer and built in hob and oven along with tiled splash back this is the ideal kitchen for contemporary living, finished to an extremely high standard with no upgrades required.

Lobby

3'3" x 3'3" (1.00 x 1.00)

A small lobby offering access to the rear courtyard.

WC

2'7" x 3'3" (0.8 x 1.0)

A useful ground floor WC comprising of a toilet and hand basin.

Landing

5'9" x 12'5" (1.76 x 3.81)

A spacious landing offering immediate access to both bedrooms and the bathroom.

Bedroom One

15'4" x 10'11" (4.68 x 3.35)

A large front aspect room (having previously been two rooms) with two double glazed windows allowing the room to flood with natural light. The room can comfortably fit a king size bed along with all other associated bedroom furnishings.

Bedroom Two

8'5" x 12'2" (2.58 x 3.71)

A generously sized rear aspect double room with ample space for a king size bed and all associated bedroom furnishings.

Bathroom

7'8" x 11'0" (2.36 x 3.36)

A beautiful family bathroom, grand in size and comprising of a free standing roll top bath, double walk in shower, toilet and modern vanity sink unit. The room has marble effect tiled floor and partly tiled walls and is completed with a wall mounted towel rail.

Outside

A low maintenance enclosed rear courtyard accompanied with a useful shed. The space is south west facing making it a sun trap, perfect for enjoying and entertaining throughout the long summer evenings. Additionally there is a gate offering useful rear alley bin access.

Agents Notes

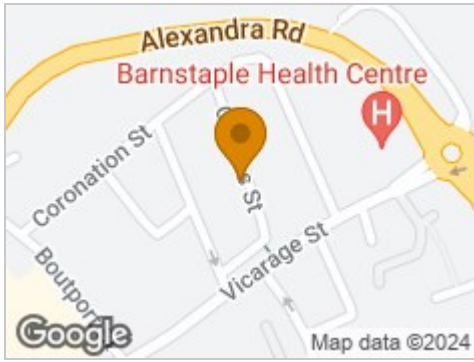
We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property Misdescriptions Act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only.

We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



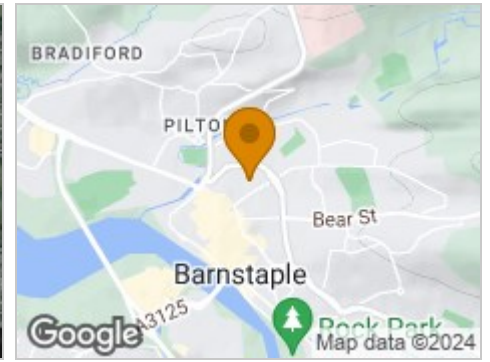
Road Map



Hybrid Map



Terrain Map



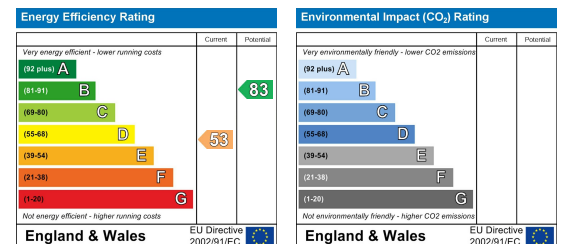
Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.