



13, POTTINGTON ROAD, , BARNSTAPLE, EX31 1JH

A perfect family home!

Chequers Estate Agents are delighted to present this spacious three bedroom mid-terrace property to the market in the highly sought after location being with-in walking distance to Barnstaple Town Centre. Pottington Road has the added attraction of a fully enclosed garden and a single garage.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£294,950



- A SUPERBLY PRESENTED HOUSE
- A PERFECT FAMILY HOME
- MODERN OPEN PLAN KITCHEN / DINING AREA
- COSY LIVING ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- SINGLE GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- SHORT WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- A MUST VIEW



Chequers Estate Agents of Barnstaple are delighted to offer for sale this spacious three bedroom townhouse situated in the sought-after and convenient location close to Barnstaple town centre. The property comes with the added attraction of a good sized back garden and one off-road parking space as well as a single garage.

The Pottington Road address is a sought-after location and is most conveniently situated for Barnstaple town centre, where local schools and the popular tarka trail can be accessed at the end of Mill Road. Barnstaple town centre is within easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

The property is sat nicely back from the road and has a walled front garden which is laid to chippings and is relatively low maintenance. A pathway leads to the front door where you're welcomed into a handy porch with door giving access to the hallway with useful cloakroom. The property has a cosy living room, modern fitted kitchen / diner with ample cupboards and space for a dining table. The kitchen / diner leads around to a wonderful snug area which enjoys a glorious outlook over the rear garden. Whilst to the first floor are three bedrooms and a modern shower room. To the front of the property is a low maintenance garden laid to chippings, whilst to the rear is a good size back garden laid to lawn with an area of patio and raised decking perfect for alfresco dining. The garden has flower borders planted to a variety of shrubs and plants. A rear access wooden gate leading to the off-road parking spaces for one car and the single garage.

If you are looking for a three bedroom townhouse close to the Tarka Trail and Barnstaple town centre, then number 13 Pottington Road may well be of interest and should be added to your viewing list.

To arrange a viewing please call Chequers Estate Agents of Barnstaple, The vendors sole selling agent on (01271) 379314.

Council tax band 'B'
EPC rating 'C'





ENTRANCE PORCH

4'5 x 4'1

A useful and welcoming entrance porch with UPVC double glazed window to side elevation, tiled flooring.

ENTRANCE HALLWAY

Stairs to first floor landing, handy understairs storage, radiator, fitted carpet.

CLOAKROOM

4'3 x 2'0

Modern cloakroom fitted under the stairs with W.C and vanity sink unit with cupboards below, fitted carpet.

KITCHEN/DINER

A beautifully equipped L shaped modern kitchen/diner with plenty of fitted units. Further matching wall cabinets and drawers, Inset single bowl sink set into worksurface with cupboard space below. Tall larder cupboards, space and plumbing for washing machine, space for tumble dryer, space for oven, space for undercounter fridge. Fitted shelving, two radiators. Wall mounted combination boiler supplying the central heating and hot water systems. UPVC double glazed window overlooking the rear garden. Wood flooring.

SNUG

8'6 x 8'5

With UPVC double glazed patio doors, giving access to the rear garden, wood flooring.

LIVING ROOM

12'4 x 11'4

UPVC double glazed bay window to front elevation. Cosy and light living room with radiator and fitted carpet.

SHOWER ROOM

2'0 x 1'8

Access from the living room to modern shower with electric shower in a tiled surround with body dryer, tiled flooring.

FIRST FLOOR LANDING

Access to loft, fitted carpet.

BEDROOM ONE

10'5 x 10'4

UPVC double glazed window to rear elevation overlooking the garden and allotments beyond. Fitted airing cupboard with small radiator and 3 shelves, radiator, fitted carpet.





BEDROOM TWO

11'1 x 8'4

UPVC double glazed window to front elevation. Two fitted wardrobes with hanging rail and shelving, radiator, fitted carpet.

BEDROOM THREE

7'6 x 6'7

UPVC double glazed window to front elevation, radiator, fitted carpet.

SHOWER ROOM

5'2 x 2'9

A modern three piece suite, comprising corner shower cubicle in a splashback surround with electric shower over, W.C, vanity wash hand basin with cupboards below. The bathroom is fully tiled with UPVC double glazed opaque window to rear elevation, radiator, tiled flooring.

GARDEN

To the front of the property is a low maintenance garden, mainly laid to chippings - a perfect space for potted plants.

To the rear of the property is a raised decking area, perfect for a table and chairs and to relax overlooking the garden. Steps down lead to the fully enclosed garden which has been beautifully landscaped by the current owner. The garden is laid mainly to lawn with flower borders planted to a variety of shrubs and plants. There is a further patio area with chippings, perfect for alfresco dining. The garden also has a built in stone barbecue which is perfect to enjoy the summer. Outside tap, double waterproof power socket. Access gate leads to the off road parking space for one car.

GARAGE

15'3 x 11'1

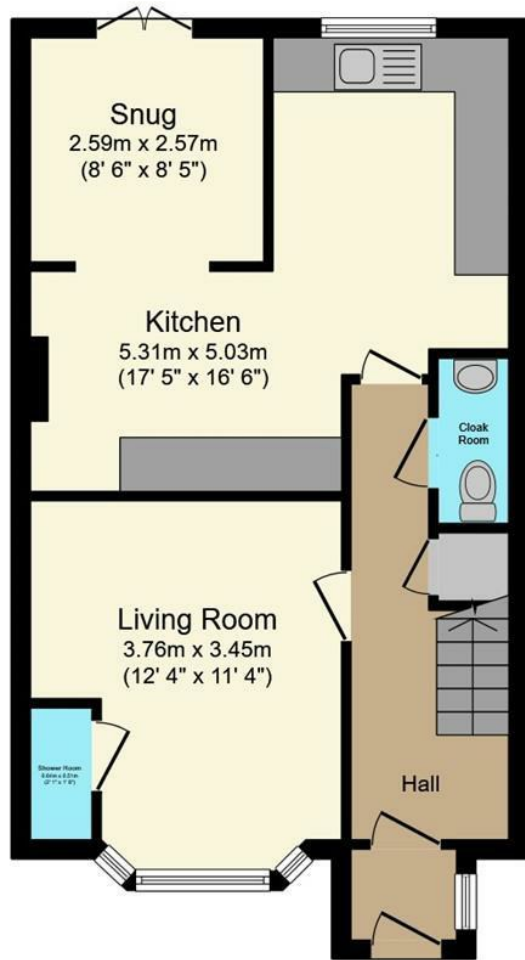
A larger than average single garage with electric up and over door. UPVC double glazed window overlooking the garden and a double glazed door giving access to the garden, power and light connected - 2x double sockets.

NOTE

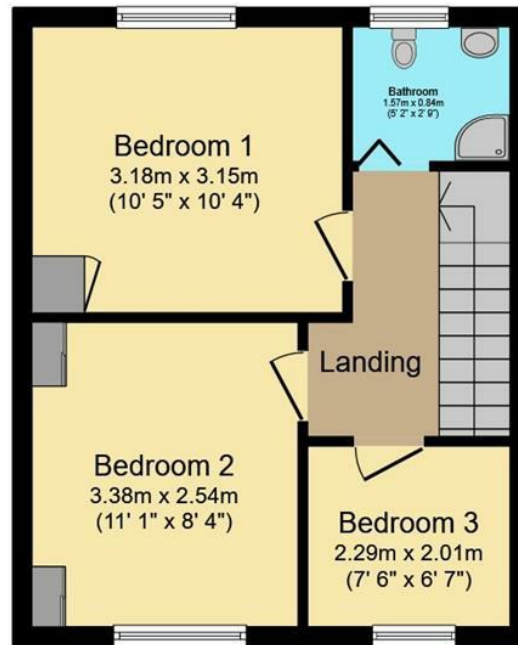
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







Ground Floor



First Floor



Garage

Total floor area 100.1 sq.m. (1,078 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND B



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