



TOTAL: 131.0 m<sup>2</sup> (1,410 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>81</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>65</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         | <b>1</b>  |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

COUNCIL BAND B



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INDEPENDENT ESTATE AGENTS  
Smart Move

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### 3 OSBOURNE TERRACE, STICKLEPATH BARNSTAPLE, DEVON, EX31 2AX

Chequers Estate Agents welcomes you to view this substantial four bedroom mid-terrace house, situated within a short stroll to Barnstaple town centre amenities and the picturesque Tarka Trail. This property is currently registered as a house of multiple occupancy, with excellent rental potential, but it could also make a fantastic family home, with spacious flexible accommodation arranged over three floors. No onward chain.



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**£250,000**

- SUBSTANTIAL MID-TERRACED PROPERTY
- FLEXIBLE AND SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- WELL PRESENTED WITH NO ONWARD CHAIN
- SHORT STROLL TO LOCAL AMENITIES AND TARKA TRAIL
- LOUNGE AND DINING ROOM
- FITTED KITCHEN AND GENEROUS UTILITY ROOM
- FOUR DOUBLE BEDROOMS (TWO VERY LARGE BEDROOMS)
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- SEPARATE W/C ON FIRST FLOOR LANDING
- CURRENTLY REGISTERED AS A HOUSE OF MULTIPLE OCCUPANCY (HMO)



Chequers Estate Agents are delighted to present this substantial mid-terrace house, situated within a popular and convenient Sticklepath location. Close to retail parks, the attractive Tarka Trail and Barnstaple town centre itself is only a short stroll away, over the historic Barnstaple long bridge. The property is currently registered as a house of multi-occupancy (HMO) with excellent rental potential. However, due to its layout and spacious accommodation arranged over three floors, it would make a wonderful family home.



There are some lovely features to the property, such as the large bay windows to the front aspect, ornate fireplaces and high ceilings. After entering the property, the bright and welcoming hallway gives access to the generous reception rooms. There is a lounge with bay window and fireplace to the front and a dining room to the rear, that would accommodate a large table and chairs for all the family to gather around. At the end of the hallway, a door opens up to a well equipped kitchen, which in turn leads to good size utility room and separate shower room. The first floor offers a bathroom, separate W/C, and two double bedrooms, one of the bedrooms being a very spacious double bedroom with bay window and fireplace. On the second floor, the landing area with double glazed window to the rear aspect gives access to two further double bedrooms. Both of the top floor bedrooms are of a good proportion, with the bedroom to the front aspect being a particularly spacious room.



To complete the property is a rear courtyard with a rear access gate and there is the benefit of residents permit parking close by, along with double glazing and gas fired central heating throughout.

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 pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk.

#### ENTRANCE HALL

Double glazed door to front aspect, radiator, stairs to first floor, cloak space, tiled flooring.



#### LOUNGE 10'7" X 15'1" (3.24 X 4.62)

Double glazed window to front aspect, radiator, ornate fireplace, laminate flooring.

#### DINING ROOM 8'9" X 10'9" (2.68 X 3.28)

Double glazed window to rear aspect, radiator, laminate flooring.

#### KITCHEN 8'7" X 8'11" (2.62 X 2.73)

Double glazed window to rear aspect, understairs storage cupboard, range of cupboard and drawers, sink drainer unit, radiator, built in oven and hob, opening to utility room, tiled flooring.

#### UTILITY ROOM 8'7" X 8'11" (2.62 X 2.73 )

Double glazed window to side aspect, double glazed door leading to courtyard, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, range of fitted cupboards, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Doors off to bedrooms one and two, separate W.C.

#### BEDROOM ONE 15'3" X 14'7" (4.65 X 4.47 )

Double glazed bay window to front aspect, radiator, ornate fireplace, laminate flooring.

#### BEDROOM TWO 9'0" X 10'9" (2.75 X 3.28 )

Double glazed window to rear aspect, radiator, ornate fireplace, laminate flooring.

#### BATHROOM 8'8" X 9'8" (2.66 X 2.97)

Double glazed window to rear aspect, radiator, ornate fireplace, bath, pedestal hand basin, cupboard housing boiler, laminate flooring.

#### SECOND FLOOR LANDING

Double glazed window to rear aspect, doors to bedrooms three and four.

#### BEDROOM THREE 14'9" X 10'4" (4.51 X 3.16 )

Radiator, ornate fireplace, double glazed window to front aspect, laminate flooring.

#### BEDROOM FOUR 8'11" X 10'6" (2.74 X 3.21 )

Double glazed window to rear aspect, radiator, laminate flooring.

#### OUTSIDE

Residents permit parking. To the rear is an enclosed courtyard with gate providing pedestrian access.

#### 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.