



7, GROSVENOR TERRACE, BARNSTAPLE, EX32 7DS

Chequers Estate Agents are delighted to offer to the market this spacious five/six bedroom end-terrace property in a highly convenient location in Barnstaple, within walking distance to all local amenities. Bursting with character and befitting from a single garage as well as a beautiful, well established and productive cottage garden.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£320,000



- FIVE / SIX BEDROOM END TERRACE HOME
- LARGE KITCHEN / DINER
- TWO RECEPTION ROOMS
- SINGLE GARAGE WITH POWER AND LIGHTING
- COTTAGE GARDEN
- BURSTING WITH A VARIETY OF CHARACTERFUL FEATURES
- A MUCH LOVED HOME FOR FORTY YEARS
- CLOSE TO AMENITIES AND FACILITIES
- CONVENIENT LOCATION WITH-IN WALKING DISTANCE TO BARNSTAPLE TOWN CENTRE
- A MUST VIEW



Situated in the convenient location on the fringes of Barnstaple within walking distance to local amenities and highly regarded schools, this is an opportunity to acquire a 5/6 bedroom end-terrace property that has been a much loved home for the last forty years and offers light and spacious accommodation with many characterful features throughout. Grosvenor Terrace has the added attraction of a country courtyard garden and single garage.

The accommodation briefly comprises: a welcoming entrance hallway; a light and bright kitchen / diner with plenty of cupboards with space for a large table. The kitchen is the perfect space to entertain family and friends. There is access into utility room, providing additional storage space for your household essentials as well as housing your gas boiler. The living room is cosy with a feature fireplace and overlooks the front elevation and there is a lovely separate snug. From the entrance hallway you will find a beautiful staircase leading to the first floor. The landing splits and to the left leads to a handy cloakroom, family bathroom and bedroom four. To the right takes you to three of the bedrooms and a staircase then leads to two further bedrooms on the second floor.

To the front of the property is a well established shrub garden. A side door leads to the rear garden where there is a low maintenance courtyard with flower border and being the perfect space to dry your washing. A door leads to the rest of the garden which has been a much loved part of Grosvenor Terrace. The garden has been very productive and is currently used to grow a variety of fruits and vegetables. There is a small area of patio perfect for a table and chairs and useful shed. Steps from the garden leads to the single garage with electric and lighting connected.

Overall, this 7 Grosvenor Terrace really is a perfect family home, with plenty of space on offer in a wonderfully convenient location close to Barnstaple Town Centre,

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, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALLWAY

A beautiful and welcoming entrance hallway with characterful features, swooping staircase leading to the first floor. Understairs storage, radiator, fitted carpet.





LIVING ROOM

15'04 x 12'06

A light and airy living room with original ceiling and light rose feature, a gas fire makes a lovely focal point, radiator, fitted carpet. UPVC double glazed sash window to front elevation.

SNUG

12'06 x 11'1

A dual aspect cosy snug with UPVC double glazed window to side and rear elevation. Feature electric fireplace making a lovely focal point, radiator, fitted carpet.

KITCHEN / DINER

14'04 x 10'06

A fitted kitchen with plenty of base units, further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into work surface with cupboards below. Space for oven and fridge freezer, space for large dining table, fitted carpet, UPVC double glazed window to side elevation.

UTILITY ROOM

10'07 x 7'02

Fitted cupboards and drawers, further matching wall cabinets, inset single bowl sink set into worksurface with space and plumbing for washing machine. Airing cupboard housing the boiler supplying the central heating system, radiator, fitted carpet. UPVC double glazed window to rear elevation and door giving access to the garden.

LANDING

Velux window, fitted carpet.

CLOAKROOM

3'05 x 3'0

UPVC double glazed window to side elevation, W.C, wash hand basin, fitted carpet.

BEDROOM FOUR

10'08 x 5'01 plus recess

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

BATHROOM

7'10 x 5'11

A 3 piece suite comprising panelled bath in a tiled surround with shower over, W.C, pedestal wash hand basin. UPVC double glazed window to side elevation, radiator, fitted carpet.

FIRST FLOOR LANDING

A spacious landing with useful cupboard with radiator, fitted carpet.

BEDROOM ONE

13'0 x 11'0

A light and airy double bedroom with fitted wardrobes with mirror doors, wash hand basin with cupboard below, radiator, fitted carpet. UPVC double glazed sash window to front elevation.





BEDROOM TWO

11'10 x 11'09

A spacious double bedroom with UPVC double glazed sash window overlooking the rear courtyard and side elevation, pedestal wash hand basin, radiator, fitted carpet.

BEDROOM THREE

9'11 x 6'11

A single bedroom with UPVC double glazed sash window to front elevation, radiator, fitted carpet.

SECOND FLOOR LANDING

Fitted carpet.

BEDROOM FIVE

13'06 x 10'0

A light and bright double bedroom with velux window and wooden glazed window to side elevation, radiator, fitted carpet.

BEDROOM SIX / OFFICE

8'11 x 6'06 max

Velux window, useful cupboard, radiator, fitted carpet.

OUTSIDE CLOAKROOM

UPVC double glazed window to rear elevation. WC.

GARDEN

To the side of the property is an undercover area perfect for drying washing, and a well stocked flower border.

A door leads to the rear garden which has been a much loved part of this home. The garden is a well established and stocked vegetable garden with strawberries, lettuce, herbs and much more. There is a patio perfect for alfresco dining and a shed. The walled garden is fully enclosed and offers a degree of privacy. Outside tap.

GARAGE

17'2 x 12'10

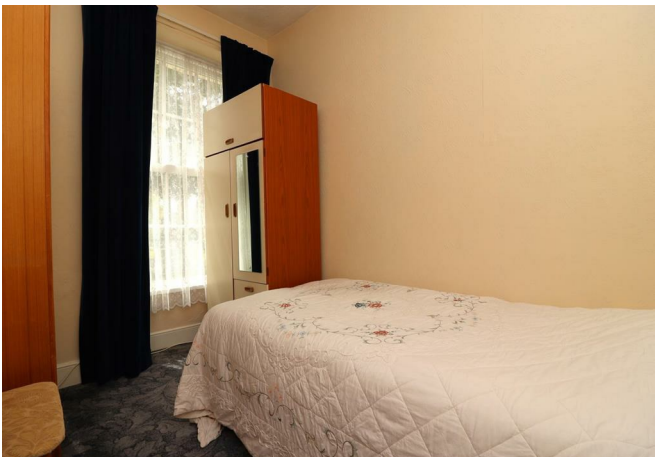
Electric roller door. Power and lighting connected.

VIEWING ARRANGMENTS

Viewing strictly via the agent, please call our office on 01271 379 314.

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.

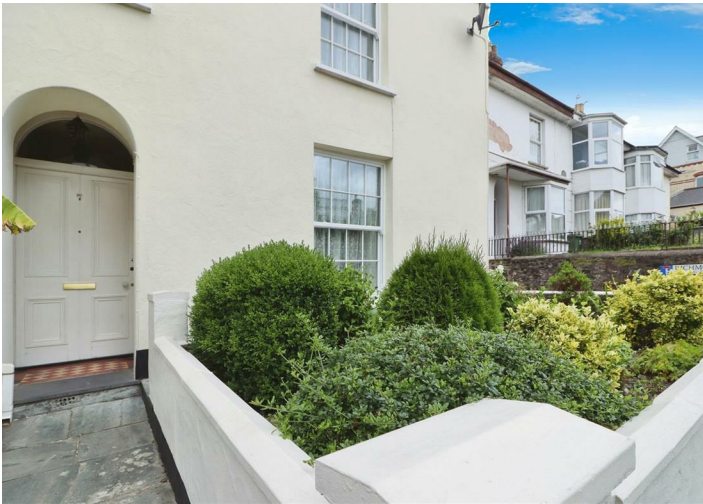






TOTAL: 199.8 m² (2,151 sq.ft.)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(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



CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk

