



## 12, WIMBORNE TERRACE, BARNSTAPLE, EX32 7AN

Chequers Estate Agents are delighted to offer this individual and impressive period townhouse, offering a wealth of character features, spacious and well presented accommodation arranged over three floors, roof terrace garden, car port and a large basement, which runs the length and width of the property.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £285,000



- **INDIVIDUAL AND IMPRESSIVE TOWN HOUSE**
- **SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS**
- **CHARACTER AND PERIOD FEATURES**
- **SHORT LEVEL WALK TO TOWN CENTRE AND AMENITIES**
- **TWO RECEPTION ROOMS WITH WOOD BURNERS**
- **KITCHEN WITH ACCESS TO ROOF TERRACE**
- **THREE DOUBLE BEDROOMS**
- **BATHROOM**
- **CAR PORT**
- **LARGE BASEMENT RUNNING FULL LENGTH OF THE PROPERTY, WITH LIGHTING AND ELECTRIC POWER POINTS, OFFERING ENORMOUSE POTENTIAL**



Chequers Estate Agents are proud to present this impressive period townhouse to the market for sale, for the first time in nearly 25 years. It commands an imposing and attractive roadside presence, with well presented accommodation arranged over three floors. Believed to date back to 1900, it has retained many period and character features, the vendor has maintained the property well, along with making some excellent improvement. As well as the inviting accommodation, the property benefits from a low maintenance roof terrace garden, car port for a large vehicle and large basement serving as an excellent workshop/storage area. The basement certainly offers exciting possibilities for buyers, depending upon their specific requirements.

The accommodation on the ground floor offers a cosy lounge with bay window and log burner, dining room again benefitting from a log burner, which opens up to a very generous fitted kitchen with direct access out to the roof terrace. The first floor offers a spacious family bathroom with 4 piece suite, separate W.C and two double bedrooms of which one is large and located to the front of the house with sash windows. An inner hallway with staircase then leads up to a superb loft room with exposed beam, velux windows, fitted cupboards and spacious eaves storage area. It would make a lovely main bedroom with en-suite potential, but equally a teenagers dream bedroom! A wonderful home in a desirable and convenient location.

## **LOCATION**

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 VESTIBULE

Main entrance door, Victorian tiled flooring, inner door leading to hallway.

## HALLWAY

Stairs to first floor, doors off to principle rooms, laminate flooring.

## LOUNGE

11'1" x 14'7"

Sash bay window to front aspect, gorgeous period fireplace with wood burner inset, radiator, coved ceiling, engineered wooden flooring.

## DINING ROOM

12'0" x 12'10"

UPVC double glazed window to rear aspect, fireplace with wood burner inset, radiator, alcoves with feature exposed stone wall, engineered wooden flooring, opening to kitchen.

## KITCHEN

8'5" x 16'0"

Spacious double aspect room, double glazed windows to rear and side aspects, radiator, stable style door leading to roof terrace, range of fitted cupboards and drawers, space and plumbing for washing machine, wall mounted gas fired boiler, beamed ceiling, space for range cooker, integral low level fridge and freezer, work surface areas, tiled flooring.

## FIRST FLOOR LANDING

Doors off to bathroom, separate W.C, and bedroom three, door to inner hallway, fitted carpet.

## SEPARATE W.C

Double glazed opaque window, low level W.C, pedestal hand basin, radiator, vinyl flooring.

## BATHROOM

8'4" x 9'9"

Double glazed opaque window to rear aspect, radiator, corner bath, shower cubicle, W.C, spot lighting, vinyl flooring.

## BEDROOM THREE

8'9" x 14'0"

Double glazed window to rear aspect, radiator, ornate fireplace, fitted carpet.





## **INNER HALLWAY**

Door to bedroom two, stairs to bedroom one/loft room, understairs storage cupboard, fitted carpet.

## **BEDROOM TWO**

Large sash windows to front aspect, radiator, feature ornate fireplace, fitted closet, fitted carpet.

## **BEDROOM ONE / LOFT ROOM**

Fabulous spacious room, velux windows, fitted cupboards, eaves storage area, radiator, fitted carpet.

## **OUTSIDE**

To the front of the property is a pathway leading to the main entrance and there is also a small low maintenance garden area. To the rear is a roof terrace garden, which is a great place to relax. The terrace can be accessed easily from the kitchen so its a great place to enjoy some alfresco dining, or an area to entertain family and friends.



Steps lead down to a lane at the rear of the property, and a car port 4.56m x 4.33m with space for a large vehicle. A door from the car port gives pedestrian access to a surprisingly large basement/cellar. This space runs the full length and width of the property. The approximate measurement is 4.43m wide and 13.11m long. The approximate height of the basement is 2.57m floor to ceiling. It benefits from electric power, lighting and water. It currently serves as a fantastic workshop, but also offers exciting possibilities for buyers looking to utilise this space for their own uses.

## **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.



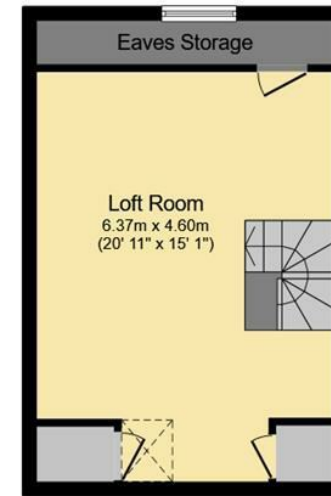




**Ground Floor**  
 Floor area 54.0 m<sup>2</sup> (582 sq.ft.)



**First Floor**  
 Floor area 52.5 m<sup>2</sup> (565 sq.ft.)



**Second Floor**  
 Floor area 29.7 m<sup>2</sup> (320 sq.ft.)

**TOTAL: 136.2 m<sup>2</sup> (1,466 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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