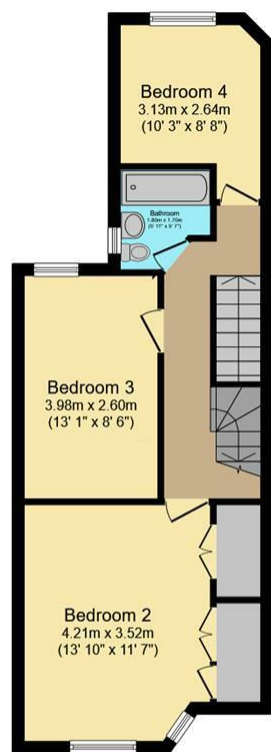
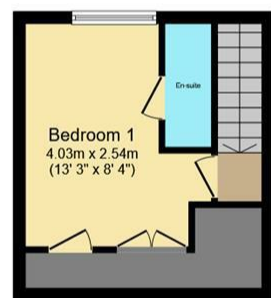




**Ground Floor**  
Floor area 45.6 m<sup>2</sup> (491 sq.ft.)



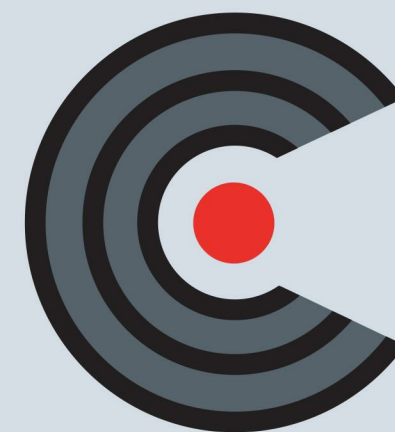
**First Floor**  
Floor area 45.6 m<sup>2</sup> (490 sq.ft.)



**Second Floor**  
Floor area 16.4 m<sup>2</sup> (177 sq.ft.)

**TOTAL: 107.6 m<sup>2</sup> (1,158 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



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

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W: chequershomes.co.uk

**4 WARWICK TERRACE, BARNSTAPLE, EX32 7AR**

Chequers Estate Agents are delighted to offer this spacious 4 bedroom Victorian terraced house, with well presented accommodation arranged over three floors. Benefitting from a block paved driveway, large sunny aspect rear garden and basement providing excellent storage. A great family home in a desirable and convenient location.

**£285,000**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</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 BAND B**



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- VICTORIAN TERRACED FOUR BEDROOM HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS (ONE EN-SUITE)
- BATHROOM
- BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING
- LARGE REAR GARDEN WITH SUNNY ASPECT AND STORAGE SHED
- BASEMENT STORAGE WITH POTENTIAL TO CONVERT SUBJECT TO PLANNING PERMISSIONS
- MUCH IMPROVED BY CURRENT OWNERS
- CLOSE TO PILTON PARK, TOWN CENTRE AND AMENITIES



Chequers Estate Agents are pleased to offer this spacious Victorian terraced house for sale, situated within a convenient and sought after location, close to Pilton Park, Barnstaple town centre and a wide range of amenities and attractions. The current vendors have continued to improve the property, including installing a new gas fired boiler in February 2024, re-fitted bathroom suite, new block paved driveway, new flooring in the majority of rooms and redecoration. There is also the benefit of UPVC double glazed windows, large sunny aspect rear garden and large basement providing excellent storage. The basement also offers the potential to convert into rooms, subject to the necessary work and planning permissions being granted.



The accommodation briefly comprises of an entrance lobby, entrance hall, lounge with bay window that opens to a dining room, well equipped fitted kitchen with access to the rear garden. The first floor offers three bedrooms and a bathroom with stylish suite and shower over bath. On the second floor is a good sized double bedrooms with en-suite shower room, a teenagers dream bedroom! This is considered a great family home in an excellent location.

#### ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, opening to hallway.

#### HALLWAY

Stairs to first floor with fitted carpet, cloak space, laminate flooring.

#### LOUNGE 10'11" X 13'10" (3.34 X 4.24 )

Large half bay UPVC double glazed window to front, radiator, fitted carpet, opening through to dining room.

#### DINING ROOM 10'6" X 12'10" (3.21 X 3.93)

UPVC double glazed window to rear aspect, radiator, alcove with fitted shelves and cupboards below, laminate flooring, understairs storage cupboard, opening to kitchen.

#### KITCHEN 8'3" X 14'4" (2.52 X 4.39 )

UPVC double glazed windows to side and rear aspect, range of fitted cupboards and drawers, door to rear garden, sink with draining board, space for plumbing for washing machine and dishwasher, space for fridge/freezer, built in electric oven, and gas hob, cupboard housing boiler, radiator, work surface areas, part tiled walls, laminate flooring.



#### FIRST FLOOR LANDING

Stairs to first floor, radiator, fitted carpet.

#### BEDROOM ONE 11'6" X 13'9" (3.52 X 4.21 )

UPVC bay window to front aspect, radiator, fitted carpet, fitted wardrobe units, large double bedroom.

#### BEDROOM TWO 8'6" X 13'0" (2.60 X 3.98 )

UPVC double glazed window to rear, view over rear garden, radiator, fitted carpet, double bedroom.

#### BEDROOM FOUR 8'7" X 10'3" (2.64 X 3.13 )

UPVC double glazed window to rear aspect, radiator, fitted carpet, view over rear garden, single bedroom.

#### BATHROOM 5'6" X 5'10" (1.70 X 1.80 )

UPVC opaque double glazed window, low level W.C, hand basin with cabinet below, bath with wall mounted shower over and screen, towel radiator, fully tiled walls, tiled flooring.

#### SECOND FLOOR LANDING

Door leading to bedroom three, fitted carpet.

#### BEDROOM THREE 8'3" X 13'2" (2.54 X 4.03 )

UPVC double glazed window to rear aspect, radiator, fitted carpet, eaves storage area, double bedroom.

#### EN-SUITE 2'5" X 7'7" (0.75 X 2.32 )

Tiled shower cubicle, low level W.C, towel radiator, extractor fan, vinyl flooring, hand basin with splashback tiling.

#### OUTSIDE

To the front of the property is a block paved driveway with entrance pillars, providing parking for one car. To the rear, steps leads down from a courtyard to the main garden area, which is laid mainly to lawn. There is also a paved pathway which leads to a raised paved sun terrace, which is a great place to relax or entertain friends and family. You will also find a very useful storage shed/workshop, which gives access to the large basement storage area, with electric power and lighting. The basement offers potential to create additional rooms/living space, subject to planning permissions being granted.

#### 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.