



1, GROSVENOR TERRACE TERRACE BARNSTABLE EX70 7DG

A perfect family home + Annex

Chequers Estate Agents are delighted to offer to the market this spacious four/five 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, gym, annex as well as a low maintenance cottage garden.



CHEQUERS

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Smart Move

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£350,000



- **END TERRACE HOME**
- **TWO SPACIOUS AND LIGHT RECEPTION ROOMS**
- **SINGLE GARAGE WITH LIGHT AND POWER**
- **FOUR BEDROOMS**
- **ANNEX SPACE**
- **ROOF TERRACE**
- **SOUGHT AFTER LOCATION**
- **WALKING DISTANCE TO BARNSTAPLE TOWN**
- **CLOSE TO AMENITIES AND FACILITIES**
- **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 4/5 bedroom end-terrace property that has been a much loved home and offers light and spacious accommodation with many characterful features throughout. Grosvenor Terrace has the added attraction of a courtyard garden, roof terrace and garage with useful gym / office space above.

The accommodation briefly comprises of: a welcoming entrance hallway; a light and bright fitted kitchen. The dining room is perfect to entertain family and friends through the archway linking to the kitchen. From the kitchen there is a hallway leading to the separate annex, within the annex there is a bedroom, small kitchen and a shower room with W/C. To the front of the property off the main hall there is a large lounge.

The first floor in the main house has two double bedrooms, and a smaller double bedroom currently used as an office and a large modern family bathroom with a four piece white suite. A staircase leads to a large attic bedroom on the second floor with a velux window and a further window to side elevation.

To the front of the property is a well established garden laid to chippings. To the rear of the property is a low maintenance garden, a space to sit and relax. Steps lead up to a lovely roof terrace, where you can enjoy a morning coffee or glass of wine. Double patio doors lead to the garage. Above the garage is a useful gym or the ideal quiet office space.

Overall, this 1 Grosvenor Terrace really is a perfect family home, with plenty of space on offer in a wonderfully convenient location close to Barnstaple Town Centre.

LOCATION - BARNSTAPLE

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 PORCH

3'4 x 4'3

A useful porch with radiator, fitted carpet.

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway with stairs rising to first floor landing with space for shoes and coats, under stairs storage, with radiators and fitted carpet.

LIVING ROOM

13'6 x 12'2

A spacious and light living room with new UPVC double glazed window to front elevation overlooking the front garden, feature fireplace, radiator, fitted carpet.

DINING ROOM

13'4 x 10'5

A spacious dining room with fitted storage cupboards, radiator, fitted carpet.



KITCHEN

14'8 x 7'7

A fitted kitchen with ample cupboards. Further matching wall cabinets and drawers. Inset single sink set into worksurface with cupboard space below. Integrated double oven with four ring electric hob, space and plumbing for dishwasher as well as space for upright fridge freezer. Plenty of preparation space, skylight, radiator, vinyl flooring. UPVC double glazed window and door giving access to the courtyard garden.

REAR HALLWAY

The hallway gives access to the separate annex, which could be used for an elderly relative or older child or even could be utilised as income potential. The rear hallway has wooden glazed window to side elevation, fitted carpet.

BEDROOM ONE

14'4 x 7'7 plus wardrobe access

A spacious and light double bedroom with new UPVC double glazed window, fitted wardrobes with mirror doors, radiator, fitted carpet.

BEDROOM TWO

11'7 x 13'2

New UPVC double glazed window to front elevation. A spacious and bright double bedroom with feature fireplace, radiator, fitted carpet.

BEDROOM THREE

9'3 x 7'3

A right and airy bedroom currently used as an office. New UPVC double glazed window to front elevation, fitted carpet.

BEDROOM FOUR

16'0 x 13'3

A large double bedroom with wardrobes. Velux window and UPVC double glazed window to side elevation with glimpses of countryside in the far distance, radiator, fitted carpet.





FAMILY BATHROOM

13'7 x 10'9

A beautiful, modern four piece family bathroom comprising of a panel bath with mixer taps, double shower cubicle in a shower board splash back surround, WC and pedestal wash hand basin. Storage/ airing cupboard, UPVC double glazed window to side elevation, radiator, heated towel rail, fitted carpet.

GARDEN

To the front of the property is a low maintenance garden laid to chippings. Whilst the rear of the property is a fully enclosed courtyard garden which offers a high degree of privacy. The garden has space for a table and chairs and has a raised flower border. A staircase leads to a lovely roof terrace where you can enjoy a morning coffee or glass of wine.

GARAGE

18'1 x 12'7

Electric roller door. Light and power connected. UPVC double glazed patio doors leading to the courtyard.

GYM

19'3 x 12'5

Above the garage, the vendor has utilised the space as a home gym. Alternatively it can be used as a quiet home office. There are UPVC double glazed windows to side and elevation, fitted carpet.

ANNEXE

LIVING ROOM / BEDROOM

11'2 x 9'4

A light and bright room with its own new UPVC double glazed door giving access to this side of the property separately from the main dwelling. PVC double glazed window to front elevation, cupboards, radiators and fitted carpet.

KITCHEN

7'0 x 7'0

A perfectly usable kitchen electric hob, stainless steel single bowl sink set into worksurface with cupboards. Further matching wall cabinets, space and plumbing for washing machine as well as space or tumble dryer and fridge/freezer. New UPVC double glazed window to side elevation, radiator, fitted carpet.

SHOWER ROOM

7'8 x 2'7

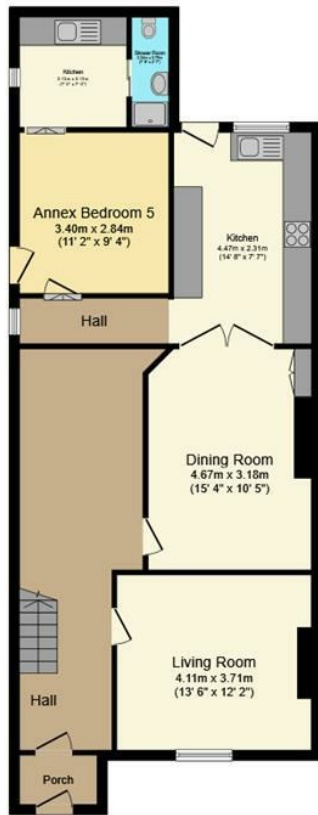
A single shower cubicle and a tiled surround, WC, wash hand basin. New UPVC double glazed window to side elevation, fitted carpet.

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.

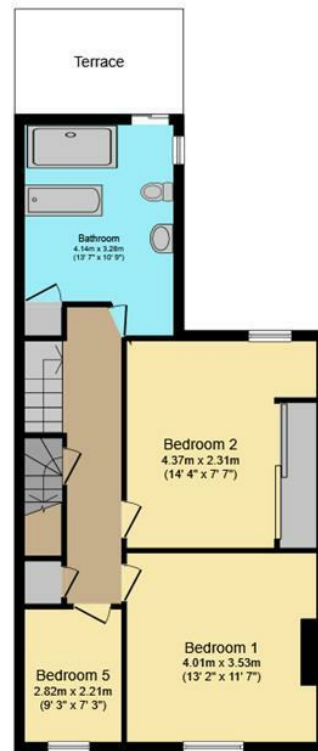






Ground Floor

Floor area 90.1 sq.m. (970 sq.ft.)



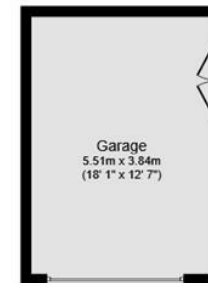
First Floor

Floor area 66.8 sq.m. (719 sq.ft.)



Second Floor

Floor area 19.5 sq.m. (210 sq.ft.)



Outbuilding

Floor area 43.1 sq.m. (464 sq.ft.)



Total floor area: 219.5 sq.m. (2,363 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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