



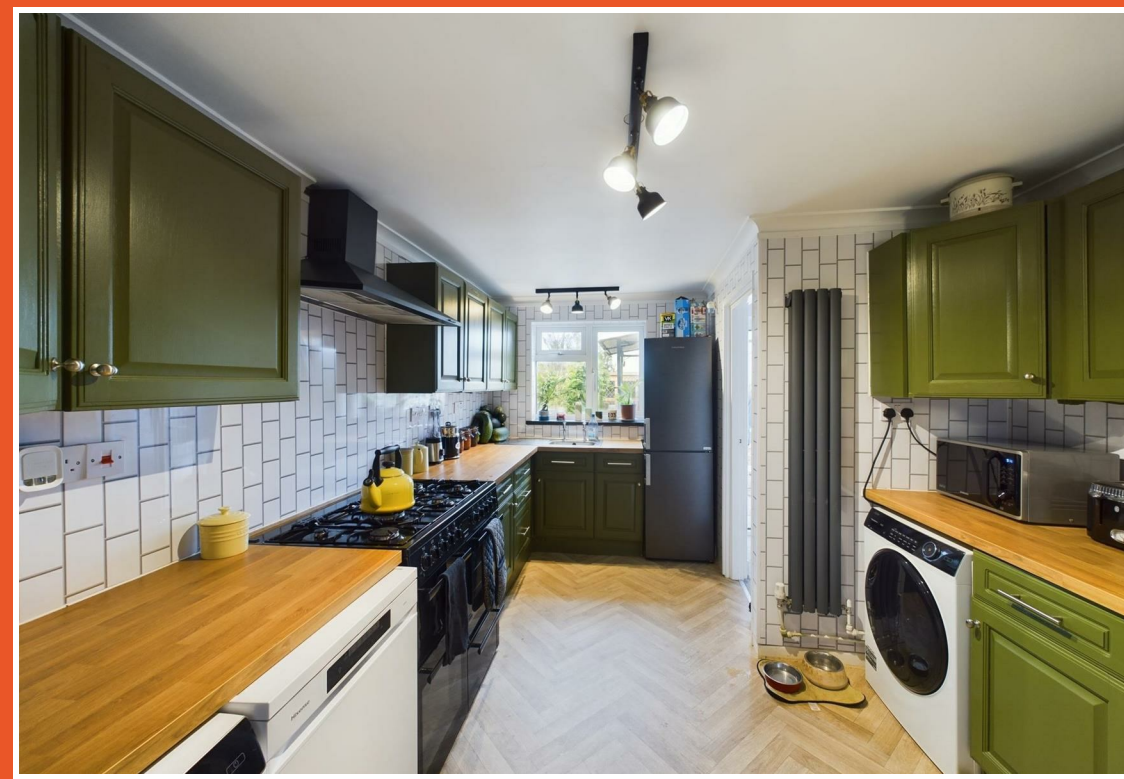
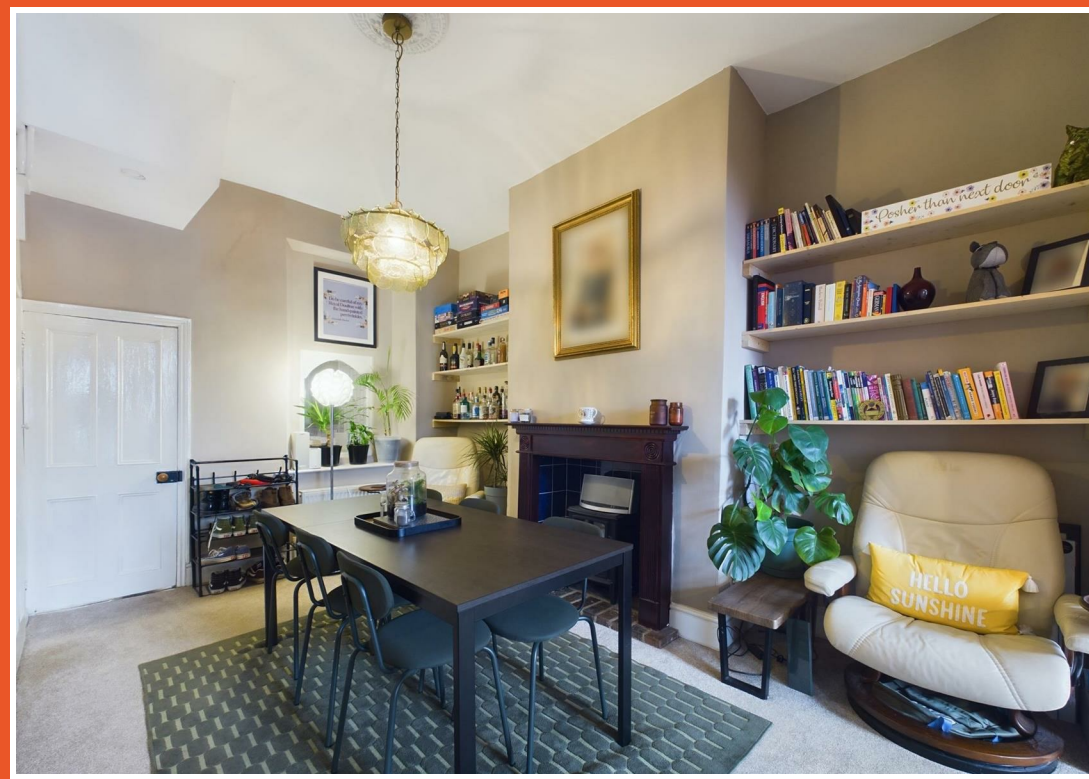
turners



41 Newport Road, Barnstaple, EX32 9FQ

£250,000





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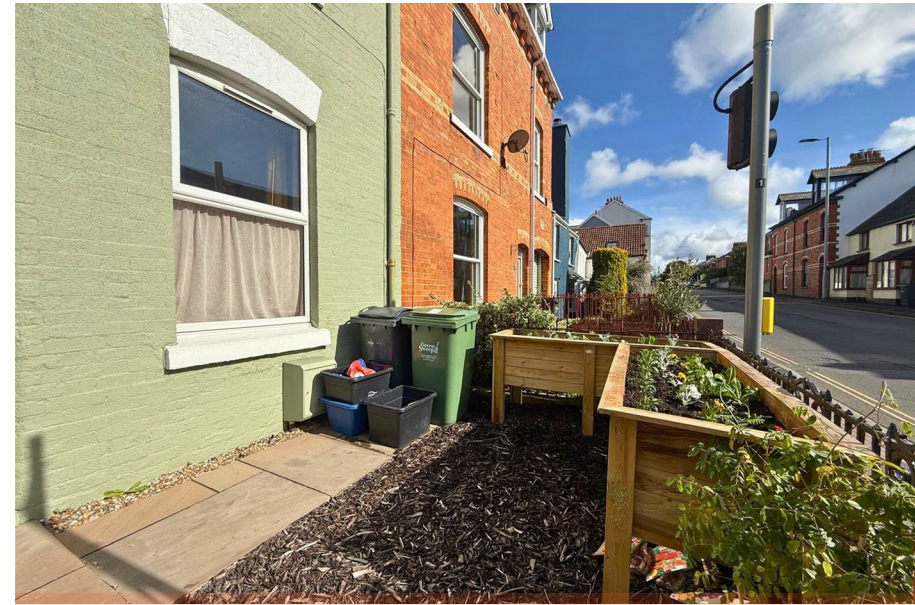
Situated within the heart beat of Newport and only a short walk away from Barnstaple's historic town centre is this deceptively spacious 4/5 bedroom end terrace family home that's been renovated from top to bottom to a quite brilliant modern standard.

This property is split over three levels with the ground floor providing a large open plan lounge diner and stylish modern fitted kitchen. The first Floor has a wonderfully presented three-piece bathroom suite and the primary double bedroom. Finally, the third floor provides two more double bedrooms, a large single bedroom and an occasional room in the loft which could be used as an office or snug.

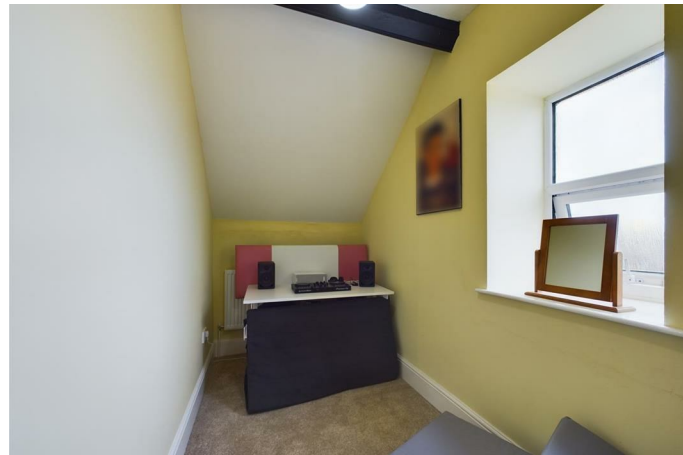
The front garden provides a small courtyard with space for bin storage and the rear garden provides a tranquil space for any keen gardener. This space benefits from a stone paved patio and a beautifully presented landscaped garden with wooden raised beds housing a variety of different plants.

Barnstaple is the largest town in North Devon, and offers a variety of independent shops, art galleries, restaurants and bars. Plenty of public transport from buses to a train station with services across country.

£250,000



- Deceptively spacious end of terrace family home
- Walking distance to local schools
- Private rear garden
- Gas central heating
- Four bedrooms plus an occasional room
- Fully renovated home
- additional occasional room
- Close proximity to Barnstaple town centre





Open Plan Lounge Diner 27'5" x 12'2" (8.36m x 3.71m)

As you step foot into this wonderful property, you are greeted by a stylish designed and spacious open plan lounge dining space that's perfect for every family occasion. The lounge provides adequate space for free standing lounge furniture with the bonus of a fully functioning log burner to create a warm and cosy atmosphere. This space has a UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

The dining room has an equally stylish design, providing space for a large dining room table and has the original feature fire place. This room is carpeted throughout and benefits from convenient under stairs storage which could be converted into a downstairs WC.

Kitchen 13'6" x 10'3" (4.11m x 3.12m)

An immaculately presented modern fitted kitchen that consists of a matching wall and floor units, Space for gas cooker with an electric extractor fan, stainless steel sink drainer, Space for a fridge freezer, Space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, UPVC double glazed window with rear garden views, rustic oak laminate flooring, wall mounted gas radiator and access to the rear garden.

Bedroom One 12'4" x 10'11" (3.76m x 3.33m)

The primary double bedroom of this property has plenty of space for free standing bedroom furniture with the addition of built in storage to create further space. furthermore, this room has a characteristic feature fire place, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

Bedroom Two 14'3" x 5'7" (4.34m x 1.70m)

A well-proportioned double bedroom that excels in character with an original feature fire place and exposed ceiling joists. The room has space for free standing bedroom furniture, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout.

Bedroom Three 12'8" x 5'1" (3.86m x 1.55m)

A small double/large single bedroom with space for free standing bedroom furniture and benefiting from a large storage space which could be utilised as a wardrobe or storage to provide further space in the room. The room has characteristic exposed eaves, UPVC double glazed window, wall mounted gas radiator and is carpeted throughout

Bedroom Four 9'8" x 5'4" (2.95m x 1.63m)

a well-proportioned single bedroom with space for free standing bedroom furniture. This room has space for storage or a built in wardrobe to free up more space. The room also has a wall mounted gas radiator, UPVC double glazed window, exposed eaves to enhance character and is carpeted throughout.

Occasional Room 10'7" 6'7" (3.23m 2.01m)

This fantastic additional attic room would be the perfect space for an office or snug to provide a peaceful get away from a chaotic household. The room provides an abundance of space for free standing furniture, exposed eaves and a UPVC double glazed Velux window to provide plenty of light.





Bathroom 14'6" x 5'6" (4.42m x 1.68m)

This well-presented three-piece bathroom suite consists of a walk in shower, WC, sink basin, feature fireplace, mosaic tile effect vinyl flooring, UPVC double glazed obscure window and a wall mounted gas radiator.

Outside Space

To the front of the property there is a small low maintenance courtyard which has a stove paved walkway, landscape bark chippings, wooden raised beds and space for bin storage.

The rear garden is a beautifully presented and private landscaped garden benefitting from a stone paved patio area providing space for al fresco dining and is sheltered giving it versatility for all weather conditions. As you walk further into the garden, there is a low-maintenance garden with bark chippings, wooden raised beds providing an array of colour from the different variety of plants and useful garden shed to the back end of the garden.

Agent Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property Misdescriptions Act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only.

Important information of work that's been done on the property:

Structure of the entire property including the chimney has been overhauled

New Fibreglass roof on the extension

The main roof has had new ridge tiles and broken slates

Front & rear garden have both been landscaped

The lounge has had completely new floors laid out

From top to bottom has new carpet with Luxury underlay.

Hallway no tiles under carpet

The boiler is 3 years old and has a smart heating system. Worcester Bosh Combi

Wood burner in the lounge

Original features in the lounge and dining room

The entire house was taken back to brick and re-boarded, plastered and painted.

Double glazing has been overhauled.

Original doors throughout the property

Chipboard was taken off the roof ceiling and replaced with a new Velux window. This has been re-plastered and re-painted

Vendor has spare paint pretty much for every room



Directions

From our Braunton office, head east on Caen street and at the the traffic lights turn right onto the A361 Towards Barnstaple. At the roundabout, take the first exit onto Exeter Road and when you get tot he next roundabout take the first exit again staying on the A361. stay on this road for 3.1 miles; once you reach Barnstaple, stay in the left hand lane and turn right onto the new Barnstaple bridge staying on the A361. When you reach the next round about, carry on straight continuing on the A361 and then turn left at the following roundabout towards Bishops Tawton. At the Bishops Tawton roundabout, take the first exit onto Bishops Tawton road and follow this road for 0.5 miles. at the cross road the property will be directly in front of you where an agent will greet you at the front door.

Floor Plans



Approximate total area⁽¹⁾

98.65 m²

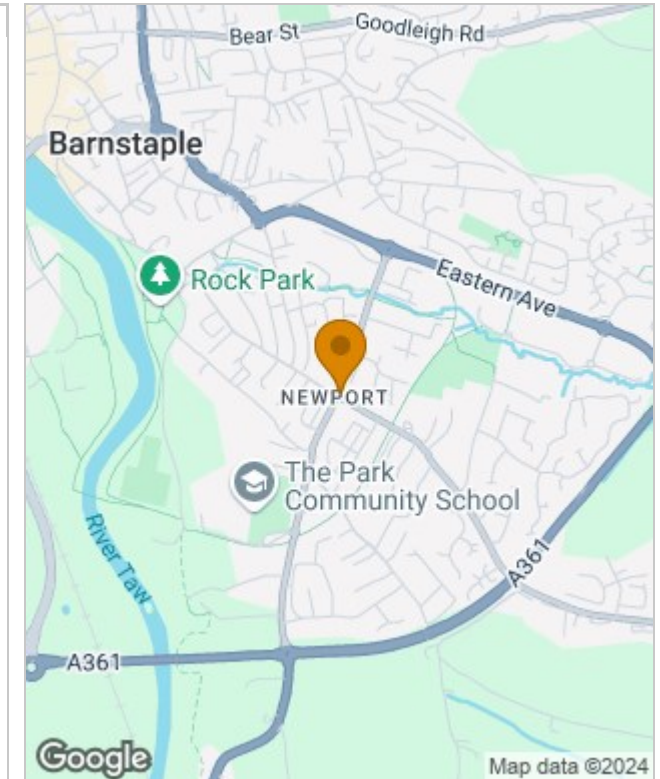
Balconies and terraces

11.56 m²

Reduced headroom

3.22 m²

Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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<https://www.turnerspropertycentre.co.uk>

England & Wales

EU Directive
2002/91/EC

