



2 Union Terrace



# 2 Union Terrace

, Barnstaple, Devon EX32 9AB

Barnstaple Town Centre within level walking distance.

An elegant Georgian townhouse overlooking Rock Park and the River Taw.

- Four bedrooms, two bathrooms
- Kitchen/breakfast Room & utility room
- Private walled garden, courtyard & veranda
- Grade II listed
- Freehold
- Four reception rooms
- Double garage & off road parking
- Many original features
- 3,659 SQ FT /
- Council Tax band E

## Offers In The Region Of £595,000

### SITUATION AND AMENITIES

The location is excellent, being only a few hundred metres from the very heart of the town centre and High Street, yet enjoying this quiet, lovely, riverside setting. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike. We understand that the ever-changing views over the River Taw include some wonderful sunsets.



## DESCRIPTION

A substantial four storey Grade II listed regency town house spanning to 3,659 square feet of accommodation, presenting whitened rendered elevations, with traditional windows and attractive veranda beneath a slate roof. The accommodation is bright, spacious and versatile, and may be suitable for use as a main residence, for dual occupation by parts of the same family, as a second home/UK base or for various home/income uses, such as an upmarket bed & breakfast establishment, small boutique hotel, home and consultation rooms etc. The semi commercial uses may be especially relevant, given the quiet, yet very convenient location, close to the town centre. Any change of use may require planning permission. This is certainly a property that needs to be inspected internally to be fully appreciated. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises:

## GROUND FLOOR

Entrance porch/hall with stairs leading to all floors. Drawing room, French doors opening onto the front garden. Fireplace with marble surround and hearth. Study window looking onto central courtyard. Fireplace. Dining room with French doors leading to a private walled courtyard. Fitted oak kitchen with inset single sink and drainer, space for dishwasher, integrated 5-point gas hob with extractor hood, Miele double electric oven. Laundry room with tiled walls, single drainer sink, plumbing for washing machine, room for tumble dryer and fridge freezer. Doors to rear of property and inner courtyard.

## FIRST FLOOR

First floor landing split level landing with WC, airing cupboard. Two Double Bedrooms, En-suite off bedroom two Sitting Room French doors leading to a veranda with views of the River Taw and Rock Park.

## SECOND FLOOR

Second Floor Landing Curved staircase with large decorative glass window leading to the second floor landing. Stairs leading to third floor and fourth bedroom. Bedroom One / Dressing Room and Jack and Jill En-suite, also accessed via the landing.

## THIRD FLOOR

Bedroom Four with large under eaves storage, potential to create En-suite.

## OUTSIDE

At the front of the property is a mature planted garden, enclosed by mature hedging and wrought iron railings with and gated access. The off street parking and garaging is accessed by a shared driveway to the side of the terrace of houses. The double garage has parking in front and has an electric up and over door, gardeners loo, utility sink and door to rear garden. Useful storage area in eaves.

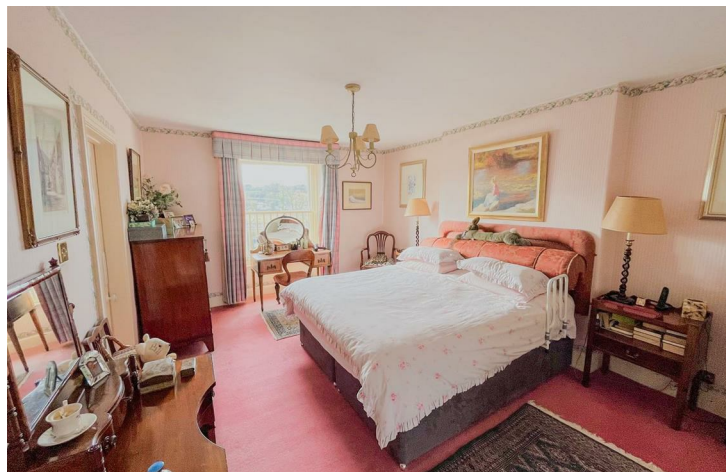
A cottage style walled garden with brick paved pathway, sun terrace and lawn with planted borders and mature Wisteria. Outside lighting and water supply. Gated access at the side.

## DIRECTIONS

Entering Barnstaple from the North Devon Link Road, proceed along Eastern Avenue passing Tesco on your left. Continue straight across at the next roundabout, and at the following roundabout, take the second turning on your left into Victoria Road. At the end of Victoria Road, bear right (with Rock Park in front of you) into Taw Vale. The property will be found on the right hand side just after the Park Hotel. The driveway for the property is at the rear and accessed via the side lane at the end of the terrace.

## SERVICES

All mains services connected.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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