



23, Hills View



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Barnstaple, Devon EX32 8BN

Within walking distance of Barnstaple town centre. Bus Service nearby.

An imposing end of terrace Victorian town house, which may suit as a home with income, investment property or sizeable family home.

- Imposing Victorian Townhouse
- 7 Bedrooms
- 2 Shower Rooms
- Rear Courtyard / Parking
- Council Tax Band C
- Possible Home & Income
- 2 Receptions
- 2915 SQ FT / 270 SQ M
- Potential to create separate dwellings subject to consent
- Freehold

Guide Price £349,950

SITUATION AND AMENITIES

Barnstaple town centre is within easy walking distance. Barnstaple is located on the banks of the Rivers Taw and Yeo, and as North Devon's regional centre, houses the areas main business, commercial, leisure and shopping venues. North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are within easy travelling distance as is Instow, Appledore, Exmoor and the North Devon Link Road. Junction 27 of the M5 is 45 minutes drive and where Tiverton Parkway provides a frequent fast train service to London Paddington in just under 2 hours. The nearest international airports are at Exeter and Bristol.

DESCRIPTION

A Victorian town house which presents painted Marland brick elevations, with majority UPVC double glazed windows, beneath a slate roof. The accommodation is arranged over four floors and is currently arranged as follows; Entrance hall, sitting room, kitchen/diner, two bedrooms and shower room. On the first floor, one bedroom, kitchen/diner, sitting room, shower room. On the second floor, four bedroom (two intercommunicating). The lower ground floor levels is accessed via the courtyard. Externally there is a small enclosed frontage, at the rear is a gated courtyard garden/parking area.



GROUND FLOOR

ENTRANCE LOBBY with internal door, leading into FURTHER HALL and LOBBY, doors off to INNER HALL with stairs to first floor. Under stair cupboard housing gas and electric feeds for first and second floor. SITTING ROOM with bay window to front, fireplace, ornate coving and central ceiling rows. KITCHEN/DINING ROOM with matching wall and base units with high gloss finish, roll top work surfaces, inset stainless steel sink and drainer with mixer taps, tiled splashback, integrated electric fan oven and four-point gas hob with stainless steel extractor over. Gas fire. Door leading to INNER LOBBY with side door leading to rear courtyard garden. TWO BEDROOMS; one to the side and one to the rear. SHOWER ROOM with opaque window to rear, tiled shower, dual flush close coupled WC, pedestal hand wash basin with mixer taps.

FIRST FLOOR

HALF LANDING with stained glass window to side, dual aspect DOUBLE BEDROOM with fireplace and hand wash basin. SHOWER ROOM with opaque window to side, tiled floor and tiled wall to ceiling, pedestal hand wash basin with mixer tap, dual flush WC. KITCHEN/DINING ROOM with window to rear looking towards the town, tiled effect vinyl flooring, matching shaker style wall and base units, roll top work surfaces, 1 ½ sink and drainer with mixer tap, cupboard housing boiler, integrated electric fan oven, hob with extractor over, space for freestanding fridge freezer, larder style cupboard. SITTING ROOM with windows to front and side, stairs to second floor.

SECOND FLOOR

Skylight. FOUR BEDROOMS, two of which are intercommunicating.

LOWER GROUND FLOOR

There is a basement level currently used for storage and utility space, outside WC and further basement rooms.

OUTSIDE

To the front of the property there is a SMALL COURTYARD AREA leading to the front door. At the rear is an ENCLOSED COURTYARD with gated access for OFF-STREET PARKING.

SERVICES

All main services connected, gas, water, electricity. There are two separate supplies into the building.

RESIDENTS PERMIT PARKING

We understand an annual parking permit can be acquired at a cost of approximately £35.00 per annum (current cost, October 2023) Please gain further clarification on the North Devon District Council website.

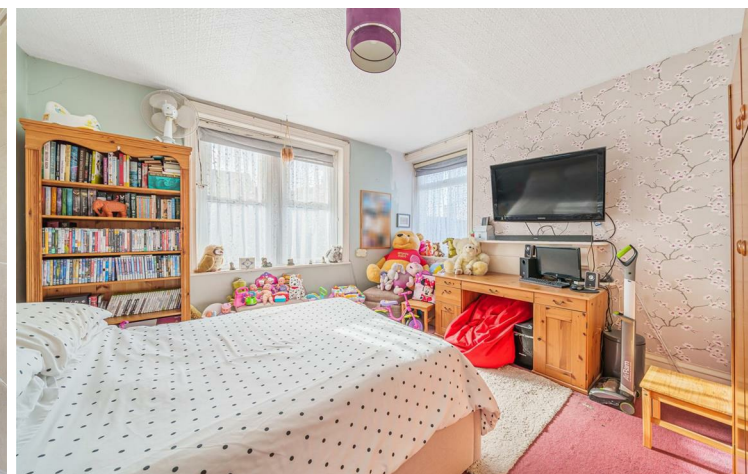
DIRECTIONS

What3Words: ///steps.invent.mole

From our office proceed to the top of Bear Street, at the traffic lights proceed straight across Alexandra Road to Goodleigh Road, continue up the hill for approximately 150m and take the second turning on your right onto Hills View. The property can be found at the end of the row of properties on the right hand side, opposite 'The Green'.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2607 sq ft / 242.1 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Outbuilding = 195 sq ft / 18.1 sq m
 Total = 2915 sq ft / 270.6 sq m

For identification only - Not to scale

Denotes restricted head height

Cellar / Outbuilding

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1050364