



41, Hillcrest Road



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Rumsam, Barnstaple, Devon EX32 9EP

Local amenities and Barnstaple town centre within easy access.

A beautifully presented 1940's detached house situated in a desirable location.

- 4 Bedrooms
- Amenities Nearby
- 2 Reception Rooms and Conservatory
- Off street parking for 3 plus vehicles
- Council Tax Band E
- Front & Rear Gardens
- Bathroom & Shower Room
- Garage
- No Onward Chain
- Freehold

Guide Price £499,950

SITUATION AND AMENITIES

The property is well located in the much favoured area of Rumsam - on the south east side of the town, convenient for local facilities at Newport including shops, park and riverside walk. Access to the M5, Junction 27, at Tiverton is via the nearby North Devon Link Road. Tiverton Mainline Station offers a fast train service to London, Paddington, in just over two hours. The property is also within walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail, part of the National Cycle Network, are also within easy access. Barnstaple is the regional centre for North Devon and the town offers an excellent range of facilities catering for retail, leisure/recreation and education. The town centre is noted for its restored Pannier Market, the adjacent Butchers Row and is also home to a thriving theatre as well as North Devon District Hospital. There are a number of clubs for golfers, but most noted are the two championship links courses at Saunton and the Royal North Devon. Sailing is available on the coastal waters and Instow, a few miles away on the banks of the River Torridge, is home to the North Devon Yacht Club. The glorious sandy, surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the north. North Devon is also the only UK coastline identified as a 'World Surfing Reserve', joining a list that includes Malibu in California and Manly in Australia. Exeter the county town and cathedral city, with its international airport, is just over 40 miles from Barnstaple and a regular, local train operates between the two.

SERVICES

All mains services connected, gas fired central heating, according to Ofcom Ultrafast broadband is available in the area.



DESCRIPTION

A detached two storey residence, which we understand was built in the 1940's, which presents part brick and painted rendered elevations, with double glazing, beneath a tiled roof. The property is smartly presented and briefly comprises on the ground floor; Entrance Hall, Dining Room, Living Room with Conservatory off, Kitchen, Rear Vestibule, Shower Room. On the first floor are 4 Bedrooms, Bathroom and separate WC. Driveway for 3 plus vehicles, single Garage and Gardens to Front and Rear. The layout and accommodation, with approximate dimensions are more clearly identified by the accompanying floor plan. The property is being offered with no onward chain.

GROUND FLOOR

Covered ENTRANCE PORCH leading to front door and ENTRANCE HALLWAY, impressive entrance with original oak flooring and wood panelling, stained glass window, stairs off to first floor landing, under stairs cupboard with coat rail and lighting. DINING ROOM dual aspect with bay window to front elevation and also window to side, fitted carpet, open fire with tiled surround, original picture rails and coved ceiling. LIVING ROOM dual aspect with bay window to side, French doors leading into conservatory, fitted carpets, ornate open fire with tiled hearth and Adams style fireplace. CONSERVATORY with tiled floor and doors leading out to rear garden. Door off hallway into KITCHEN overlooking garden, parquet style vinyl flooring, ivory Shaker style wall and base units, Ardosia slate bullnose worktops with inset Belfast sink, under-counter white goods included in the sale; (John Lewis) fridge and (Miele) freezer, (Rangemaster) range with six-point gas hob, two fan ovens, grill, (Rangemaster) cooker hood over, tiled splashbacks, inset downlighting, vertical panelled radiator. Door leading into REAR VESTIBULE with door to side and access to front and rear gardens. Fully tiled DOWNSTAIRS SHOWER ROOM with opaque window to side, tiled floor, electric shower, vanity hand wash basin with mixer tap and high-level WC, extractor fan. INTEGRAL GARAGE with window to side and double doors opening onto driveway. UTILITY AREA with butler sink and mixer tap, space for white goods, tiled worktop and tiled splashback, separate fitted storage unit, (Becko) free-standing fridge and freezer, click together floor covering.

FIRST FLOOR

LANDING, carpeted continuing into bedrooms. Loft access via hatch. BEDROOM 1 dual aspect room with windows to front and side, built in cupboard wardrobes. BEDROOM 2 dual aspect room with windows to side and rear overlooking garden, built in floor to ceiling wardrobes and storage. BEDROOM 3 window to side, useful eaves storage, dressing area with built in storage, vanity hand wash basin and mixer tap, porthole style window to front. BEDROOM 4 currently used as home office, with window to front. BATHROOM fully tiled dual aspect room with opaque window to side and rear, enamel bath with electric shower over, IMPERIAL hand wash basin, built in storage cupboards housing boiler, traditional radiator with integrated towel rail. SEPARATE WC with opaque window to rear, IMPERIAL mid level WC, tiled wall, vanity hand wash basin with mixer tap, heated towel rail.

OUTSIDE

At the front of the property is brick paved driveway with ample parking and turning for multiple vehicles, level lawn with stocked borders, mature plants, shrubs and trees. Gated access on either side of the property leading to rear garden. At the rear of the property is TERRACE and paved pathway with outside power points and water connection, ENCLOSED REAR GARDEN with level lawn, stocked borders with mature plants, shrubs and trees, raised pond with water feature and pump.

DIRECTIONS

From our office proceed up Bear Street and turn right at the crossroads onto Alexandra Road, keep left and take the 1st exit onto Barbican Road again keeping in the left hand land, pass the Esso garage and next roundabout take the 1st exit, passing the Ford Garage, keep right and proceed on Eastern Avenue. At the next roundabout take the 3rd exit onto Hollowtree Road, passing the BMW garage. At the traffic lights turn left onto Landkey Road, Hillcrest Road is the 4th right hand turning, the property will be immediately on the right hand side when you turn into the road.

WHAT3WORDS///string.rocket.judges

LETTINGS

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Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft
(Including Garage)

Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074435)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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