



90, Pilton Street


STAGS

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Pilton, Barnstaple, EX31 1PQ

Local Shops, Schools & Park close by, Barnstaple Centre 1/2 mile

A charming Grade II Listed period town house, together with walled garden, garage & additional parking, in sought after Barnstaple 'old town'

- Character & Charm
- 3 Bedrooms & Study
- Utility Room & WC
- Private Parking & Garage
- Council Tax Band C
- Large Living Room
- Kitchen/Diner
- Large Walled Garden
- Very well presented
- Freehold

Offers In Excess Of £410,000

SITUATION AND AMENITIES

Situated in the heart of the sought after residential area of Pilton, the old part of Barnstaple, in a Conservation area, within walking distance of local amenities including its own infants and junior school, also housing one of Barnstaple's larger secondary schools. North Devon Hospital is also within West Pilton parish. It has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. Across the no through service lane at the rear of the house is a delightful park.

Barnstaple is the Historic and Regional Centre of North Devon, and houses the area's main business, leisure and shopping venues. From Barnstaple there is access to the North Devon Link Road which leads on in about 45 minutes to Junction 27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The Famous coastal resorts of Woolacombe, Croyde and Instow are all within easy excess as is Exmoor National Park.



DESCRIPTION

Originally understood to have been built as two cottages, 90 Pilton Street is an interesting and charming Grade II listed terraced property located in the heart of the ancient and historic suburb of Pilton. The property offers deceptively bright and spacious accommodation, together with a delightful sunny walled garden, garage and parking. There was once planning permission to extend the property and convert the garage. This has since lapsed, but could potentially be reinstated. This is a property that has to be viewed internally to be fully appreciated. The accommodation and room dimensions are more clearly shown on the accompanying floorplan, but comprise:

ACCOMMODATION

Front door into ENTRANCE HALL with laminated flooring, space for shoes and coats, stairs leading up to first floor, partly glazed door to LIVING ROOM an open plan room with carpet, exposed beams, feature gas fireplace, under stairs cupboard, French doors leading you to rear garden. UTILITY housing boiler, Twyford ceramic sink, room for boots and coats, door to rear garden. WC with sink, vinyl flooring, partly tiled walls and opaque window. KITCHEN/DINER wood laminated flooring, two bay windows, ample wall and base units with drawers, double oven, extractor hood, partly tiled/painted walls, integrated fridge freezer and dishwasher, stainless steel sink with drainer. SPECIAL NOTE: Since the picture of the kitchen/diner was taken, the vendor has erected a partition which separates the kitchen 'zone' from what she now uses as a therapy room. This can easily be removed and the room reverted to how it was.

FIRST FLOOR

LANDING. FAMILY BATHROOM vinyl flooring, side panel bath with over head shower, WC, sink with window looking out to rear garden. LAUNDRY ROOM/STUDY currently used as a laundry room with built in cupboards. 3 DOUBLE BEDROOMS, all with an abundance of light and space.

OUTSIDE

The rear garden is private, level, well presented and versatile. With two patio areas ideal for seating, a laid to lawn section and a variety of plants and shrubs, this really is a garden which is surprisingly spacious and offers you a sense of tranquillity and privacy. There are also 2 outbuilding's useful for storage and single door into the GARAGE with a sloped driveway in front (can be used for more parking) leading you to the gate at the back of the garden which takes you to the parking area for up to two cars all accessed via the rear service lane. Special note; We understand that these parking spaces are not included within the deeds but that the vendor has used them for the last 13 years, unchallenged.

DIRECTIONS

W3W/////nearly.flash.race

Leave Barnstaple town centre in the direction of the A39. At the traffic lights with the BP garage turn left, and then immediately right into Pilton Street. No. 90 will be found on the right hand side with our board clearly displayed.

SERVICES

All mains services. Gas fired central heating. According to Ofcom Ultrafast broadband is available in the area, and mobile signal is likely from several providers. For more information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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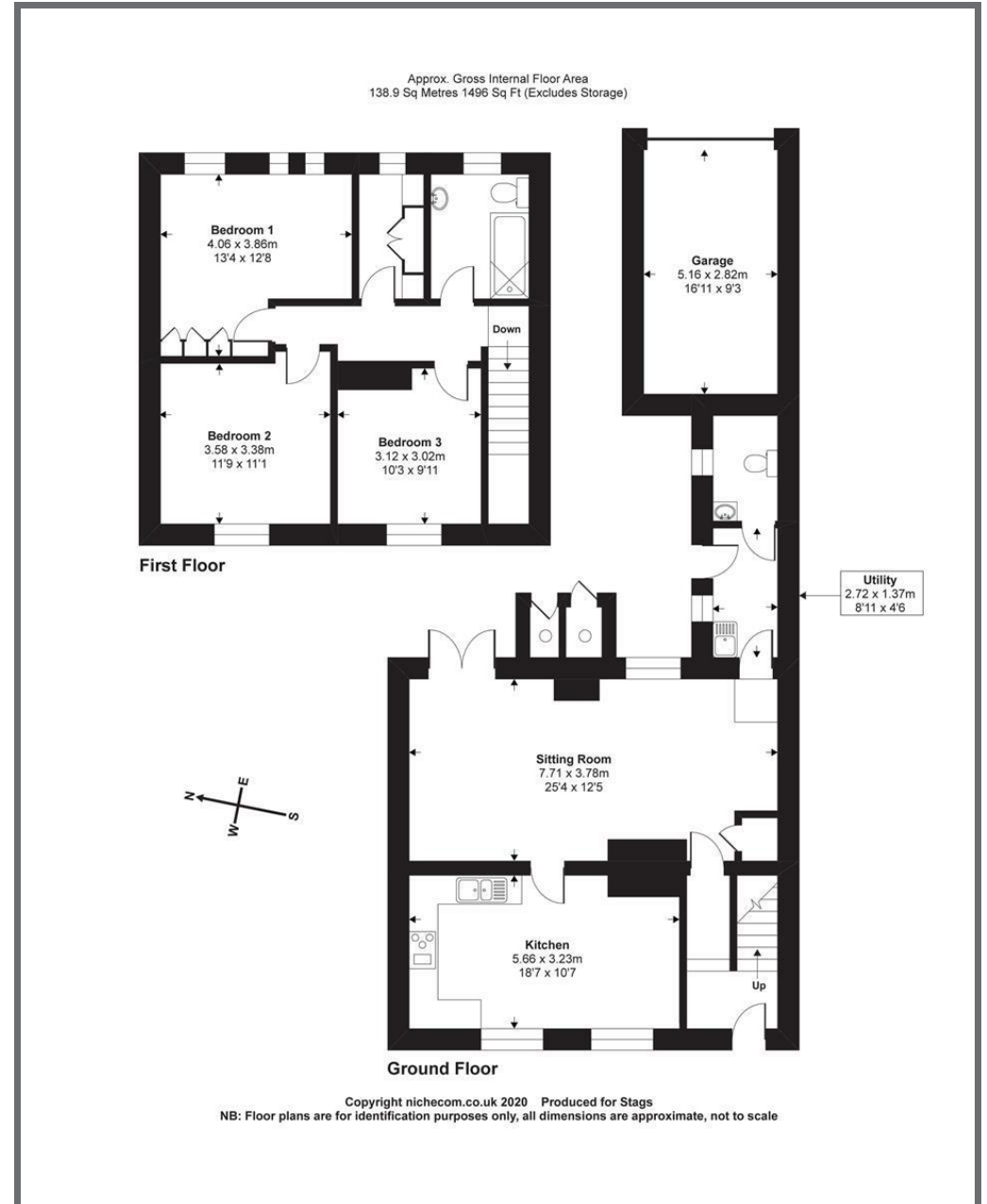


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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