



107 Pilton Street, Barnstaple, EX31 1PQ

Asking Price £165,000

Charming Grade II, 2-bedroom cottage in Pilton, Barnstaple available with no onward chain. This delightful home boasts spacious bedrooms, a convenient location, and the potential for personalization. Enjoy village life while being just minutes from town.

Description

Charming Cottage in Pilton Awaiting Your Touch

Discover this delightful cottage, perfect for first-time buyers seeking a charming home with character. This property offers a cozy ground floor featuring a living area, kitchen, and bathroom. Upstairs, you'll find two surprisingly spacious double bedrooms, providing ample space for comfortable living.

Enjoy the convenience of a small shared courtyard to the rear, along with a handy storage room. Offered for sale with no onward chain, this cottage presents an exciting opportunity for those eager to put their own stamp on a property.

Prime Pilton Location

Situated in the highly sought-after district of Pilton, this home offers the best of both worlds: a peaceful village atmosphere with the convenience of being just a 5-minute walk from Barnstaple town center. Imagine enjoying a night out and strolling home to your own charming cottage, away from the hustle and bustle.

Pilton itself boasts a range of amenities, including two welcoming pubs, a village hall, a church, and a local fish and chip shop.

A Fantastic Opportunity

This is an exceptional opportunity to acquire a starter home in a truly desirable location. We highly recommend a viewing to fully appreciate the charm and potential of this captivating cottage.

Living Area 18'6" x 8'7" (5.64 x 2.63)

Kitchen 12'4" x 6'9" (3.76 x 2.08)

Bathroom 5'6" x 7'3" (1.69 x 2.22)

Bedroom 1 9'6" x 13'5" (2.90 x 4.11)

Bedroom 2 10'3" x 10'0" (3.13 x 3.07)

Property Information

Grade II Listed

Tenure - Freehold

Heating - Electric night storage

Water and Drainage - Mains

Windows - Single glazed sash to the front / UPVC double glazed to the rear

Council Tax - Tax band A

EPC Rating - TBC

Seller's position - Vacant. No onward chain

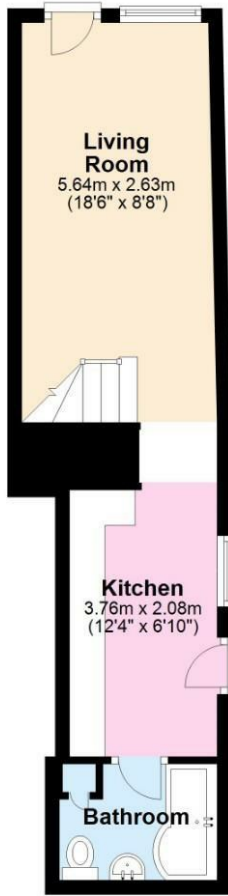
Measurements

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. This floor plan is

intended for illustrative purposes only and should not be relied upon for the purposes of floor coverings or furnishings. Fixtures and fittings other than those specifically mentioned in these sales particulars are not included in the sale

Floor Plan

Ground Floor
Approx. 29.4 sq. metres (316.3 sq. feet)

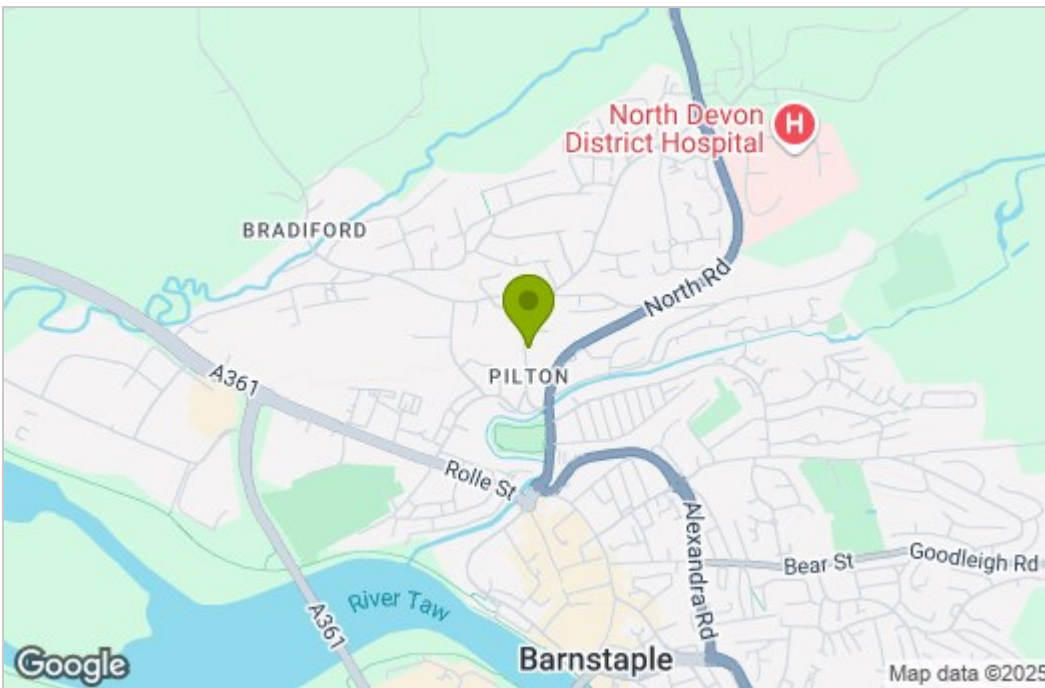


First Floor
Approx. 25.2 sq. metres (271.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

Area Map



Energy Efficiency Graph

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP