



37 Churchill Close, Barnstaple, EX32 7HJ

£180,000

Spacious 3 bed end-terrace with communal parking, 20ft lounge & valley views – no onward chain, ideal first home or buy to let investment.

Description

This 3 Bedroom End-Terrace property is offered for sale with no onward chain and presents an excellent opportunity for buyers looking to add value. While some updating would be beneficial, recent improvements already include a newly installed boiler, new internal doors, and carpets throughout, providing a strong foundation for further modernisation.

A particular feature of the home is the impressive Lounge, extending to almost 20ft in length, providing excellent living space. Upstairs, bedroom 1 enjoys fantastic views across the valley, adding further appeal. The accommodation also includes a downstairs WC, kitchen and 3 bedrooms in total, offering the potential to create a comfortable family home or an attractive buy-to-let investment. Externally there is a front garden and rear tiered garden along with communal off and on road parking.

Situated in a well-established residential area, the property is within easy reach of Barnstaple Town Centre, local schools, shops, and other amenities. Outside, there is an enclosed garden offering scope for landscaping or low-maintenance design to suit your needs.

In all, this is a well-located home with plenty of potential, ideally suited to First Time Buyers or Investors.

Lounge 19'7" x 11'6" (5.99 x 3.51)



Kitchen 8'7" x 9'3" (2.64 x 2.84)



Downstairs WC

Bedroom 1 10'0" x 11'8" (3.05 x 3.57)



Bedroom 2 11'8" x 9'6" (3.57 x 2.91)



Bedroom 3 9'0" x 9'2" (2.76 x 2.81)



Bathroom 4'7" x 9'3" (1.41 x 2.82)



Garden

Information

Age - 70s

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - D 63 - Potential to be B 87

Nearest Primary Schools -

Our Lady's Catholic Primary School - 0.26 mi

Yeo Valley Primary School - 0.26 mi

Pilton Bluecoat Church of England Academy - 0.72 mi

Nearest Secondary School - Pilton Community College - 0.94 mi

Seller's position - No onward chain

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to

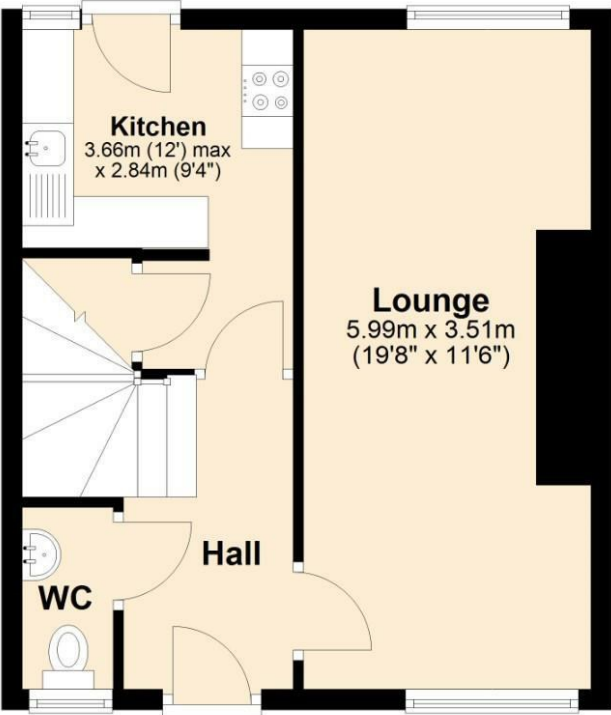
fall within the range of £850pcm - £895pcm, subject to any required works and compliance with legal obligations (accurate as of September 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

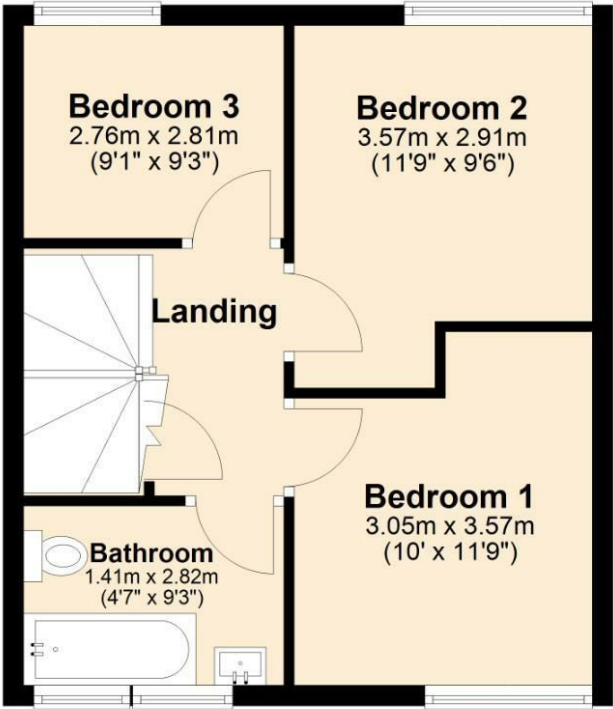
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Floor Plan

Ground Floor

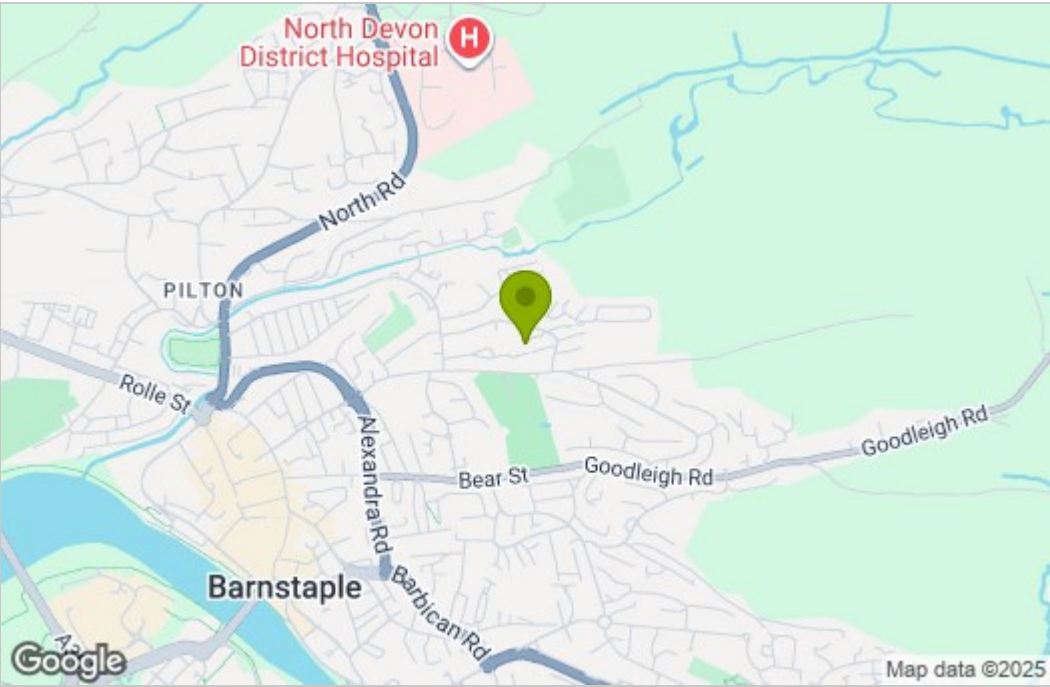


First Floor

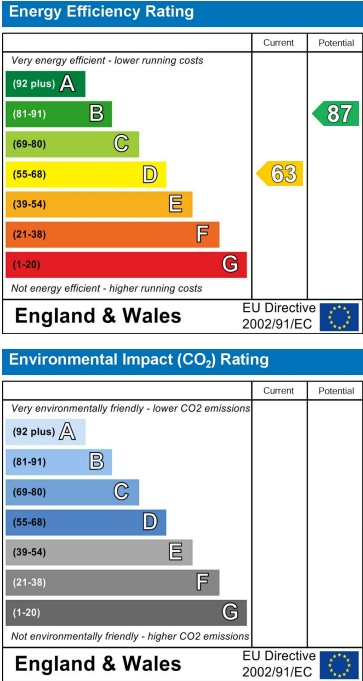


37 Churchill Close, Barnstaple

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.