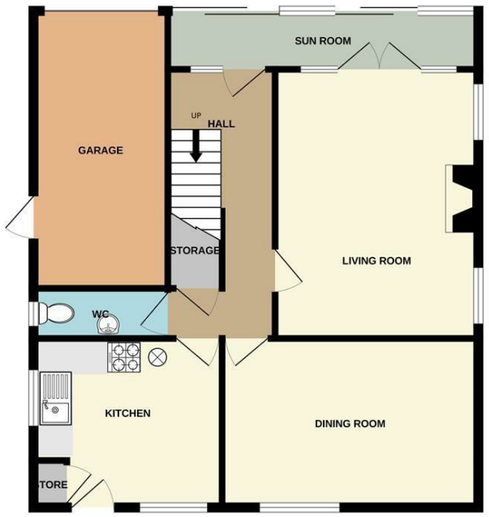
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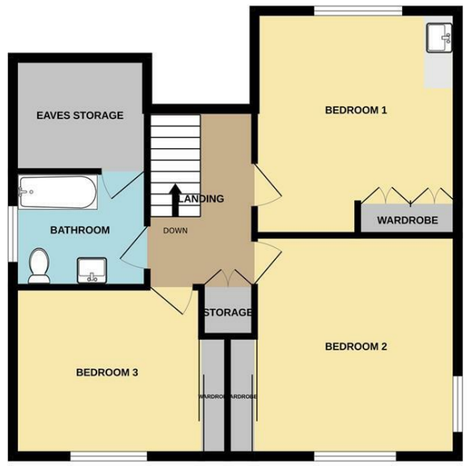
BUY • SELL • LET

PHILLIPS SMITH & DUNN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Head out of Barnstaple towards the A39 North Devon link road. Proceed passing Taw 'Ford' Garages, proceeding along Eastern Avenue, take the second exit on the roundabout turning onto Hollow Tree Road, proceed passing the lights at the top of the hill, proceed onto South Street. Drive for around 300m then turn right into Park Lane. Ashpool is situated on your right hand side.

Looking to sell? Let us value your property for free!

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or email barnstaple@phillipsland.com

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PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN







Detached Three Bedroom House

Ashpool Park Lane, Barnstaple, EX32 9AL

Guide Price

£290,000

- NO ONWARD CHAIN
- LOTS OF POTENTIAL
- THREE DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- FRONT AND REAR GARDEN
- PLENTY OF STORAGE THROUGHOUT
- IN NEED OF MODERNISATION
- GARAGE & DRIVEWAY PARKING
- WALKING DISTANCE TO TOWN CENTRE





Property Description

The accommodation is generously proportioned throughout, offering a versatile layout with an abundance of natural light and useful storage.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor rooms. The spacious living room enjoys views over the rear garden, with direct access outside via the adjoining sun room, creating a pleasant connection between the internal and external spaces. A separate dining room provides an excellent setting for family meals and entertaining, whilst the kitchen offers a practical space with considerable scope for updating and redesigning to suit modern requirements. A convenient ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned double bedrooms, providing flexible accommodation for families, guests or those requiring a home office. The family bathroom comprises a bath, wash hand basin and WC, whilst additional eaves storage and built-in cupboards provide useful storage solutions throughout.

Whilst the property would benefit from a programme of refurbishment, the generous room sizes, flexible accommodation and established setting present an exciting opportunity to create a wonderful family home in a highly convenient location.

Services

All Mains Services Connected
Gas, Electric, Water & Drainage

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside & Surrounding Area

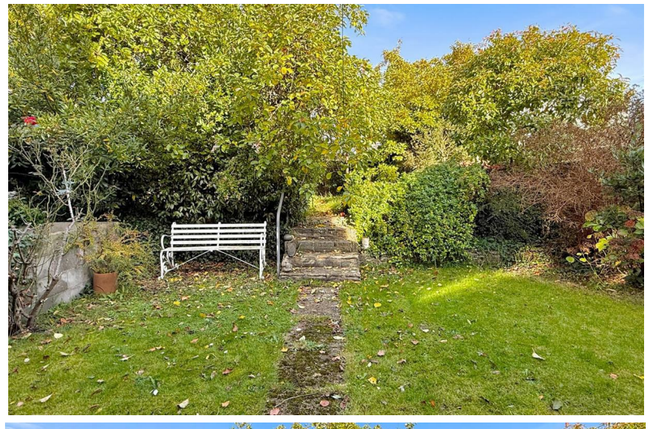
Externally, the property benefits from gardens to both the front and rear, offering excellent potential for landscaping and further enhancement.

The established rear garden is predominantly laid to lawn, complemented by a variety of mature trees, shrubs and planting, creating a pleasant and relatively secluded outdoor environment. Direct access from the property provides a convenient connection to the garden, which offers ample opportunity to create an attractive space for relaxing, entertaining or family enjoyment.

To the front, a driveway provides off-road parking and access to the integral garage, offering useful additional storage or secure parking.

Ashpool occupies a convenient position along Park Lane, within easy reach of Barnstaple town centre and its wide range of shops, cafés, restaurants and everyday amenities. The town also benefits from a selection of primary and secondary schools, leisure facilities and transport links, including the railway station and access to the A361 North Devon Link Road.

The combination of generous accommodation, established gardens and a convenient residential setting makes this an appealing opportunity for purchasers seeking a property with considerable scope for improvement.









Room list:

Entrance Hall
4.84m x 1.93m (15'10" x 6'3")

Sun Room
1.04m x 5.58m (3'4" x 18'3")

Living Room
4.80m x 3.49m (15'8" x 11'5")

Kitchen
3.03m x 3.50m (9'11" x 11'5")

Dining Room
3.03m x 4.60m (9'11" x 15'1")

Downstairs WC
0.90m x 2.41m (2'11" x 7'10")

Bedroom 1
3.97m x 3.50m (13'0" x 11'5")

Bedroom 2
3.97m x 3.50m (13'0" x 11'5")

Bedroom 3
3.04m x 3.38m (9'11" x 11'1")

Family Bathroom
2.08m x 2.43m (6'9" x 7'11")

Eaves Storage
2.03m x 2.43m (6'7" x 7'11")

Garage
4.98m x 2.42m (16'4" x 7'11")