



THE ROCK, PILTON

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Charming 3 Bedroom Cottage

42 The Rock, Barnstaple, EX31 1PN

Asking Price

£288,000

- Sought After Location
- No Ongoing Chain
- Close To Town & Amenities
- Enclosed, Private Rear Courtyard
- Gas Central Heating
- Full Of Character & Charm

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Room list:

Sitting/Dining Room
3.86m x 3.28m (12'8" x 10'9")

Kitchen
3.05m x 2.44m (10'0" x 8'0")

Bedroom 1
3.28m x 3.02m (10'9" x 9'10")

Bedroom 2
2.24m x 2.44m (7'4" x 8'0")

Bathroom
2.36m x 2.26m (7'8" x 7'4")

Bedroom 3
5.46max x 4.37max (17'10"ax x 14'4"ax)

Overview

The Rock is a highly sought-after residential area in Pilton, just a short walk from the shops and amenities of Pilton Street and within easy reach of Barnstaple, the regional town centre. Number 42 is a 3 bedroom cottage that has been thoughtfully presented and offers accommodation over 3 floors.

The cottage retains a wealth of character and charm with the layout comprising of: sitting/dining room that features a multi-fuel burning stove set within a recessed fireplace. Adjacent is the kitchen fitted with cream units, slate-tiled flooring, and wooden work surfaces. there is space for a cooker, plumbing for a washing machine, and an extensive range of cupboards, along with an inset one-and-a-half sink. A door from here leads directly to the rear courtyard. The staircase to the first floor offers deep under-stairs storage.

The first-floor bedrooms include a bright, double-aspect main bedroom with built-in cupboards and views across Pilton, and a second bedroom with an open outlook and housing for the combi boiler. The family bathroom has a 3 piece suite including a bath, wc and hand wash basin.

The upper staircase leads to the large third bedroom or studio space, complete with exposed “A” frames, wooden flooring, spotlights, and lovely views, finished with a side balustrade.

Outside

Outside, a communal courtyard sits at the front of the property, while the rear enjoys a private enclosed courtyard complete with a useful storage shed and pedestrian access. Steps lead up to the communal front courtyard, where a double-glazed door leads into the property. There is on street parking on The Rock.

Services

All main services connected

Council Tax band

A

EPC Rating

Tenure

Freehold

Viewings

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

