



Three Bed Semi Detached House with Gardens, Garage and Outbuilding

15 Coronation Street, Barnstaple, EX32 7AY

- NO CHAIN
- UPVC DOUBLE GLAZING
- GARAGE & CAR PORT
- LARGE REAR GARDEN

- CONVENIENT TOWN LOCATION
- DRIVEWAY PARKING

Guide Price
£280,000

Directions

Proceed along the inner relief road in the direction of Ilfracombe and Braunton. Continue through the Bear Street traffic lights. At the next roundabout turn left into Vicarage Street. Take the second right turning onto Higher Maudlin Street. Continue, following the road to the left onto Coronation Street, number 15 will be found on your right hand side.

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Room list:	
Entrance Hall	
Living Room	5.39m x 3.60m (17'8" x 11'9")
Kitchen	4.28m x 2.42m (14'0" x 7'11")
Dining Room	4.10m x 3.60m (13'5" x 11'9")
Downstairs WC	
Landing	
Bedroom 1	3.68m x 2.96m (12'0" x 9'8")
Bedroom 2	3.36m x 2.96m (11'0" x 9'8")
Bedroom 3	2.42m x 2.40m (7'11" x 7'10")
Bathroom	2.57m x 2.42m (8'5" x 7'11")
Garage	6.15m x 3.41m (20'2" x 11'2")

Property Description

Occupying a generous plot within easy reach of Barnstaple town centre, this three-bedroom semi-detached home presents an excellent opportunity for those looking to create a wonderful family home. Offered to the market with no onward chain, the property has been lovingly cared for over the years and offers spacious, well-proportioned accommodation throughout, together with an impressive mature rear garden, garage, car port and extensive parking.

The entrance hall provides access to the principal ground floor accommodation, with the bright living room enjoying a pleasant outlook over the front garden. A feature gas fire creates an attractive focal point, while the generous proportions provide plenty of space for comfortable seating.

To the front of the property, the separate dining room offers an excellent setting for family meals and entertaining, benefitting from a large bay window which fills the room with natural light.

The kitchen is fitted with a comprehensive range of modern beech-effect wall and base units complemented by contrasting work surfaces, incorporating a built-in double oven, four-ring gas hob with extractor hood, stainless steel sink and ample appliance space. To the rear is a useful downstairs WC together with access to the garden.

On the first floor are three bedrooms comprising two comfortable doubles and a generous single bedroom, all served by a family bathroom fitted with a panelled bath, pedestal wash hand basin and WC.

Whilst perfectly liveable as it stands, the property also offers exciting scope for cosmetic modernisation, allowing purchasers to create a home to their own taste and specification.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

E

Tenure

Freehold

Viewings

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

