



 3

Bedrooms

 1

Bathroom



A particular highlight of the property is the impressive re-fitted kitchen, featuring a Velux skylight that fills the space with natural light, along with a range of integrated and built-in appliances. The property is ideal for first-time buyers and those seeking a ready-to-move-into home, and we strongly recommend arranging an early viewing. The accommodation briefly comprises an entrance porch leading into the hallway, a comfortable lounge, a separate dining room, and a well-appointed modern kitchen. To the rear of the property, there is a lobby area and a ground floor bathroom. On the first floor there are three bedrooms.

This beautifully presented mature terraced townhouse occupies a level and highly convenient position within easy reach of the town centre. Behind the attractive grey composite front door lies a well-decorated and significantly improved home, offering comfortable and stylish accommodation throughout.

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Outside, the property benefits from a west-facing rear courtyard, perfect for enjoying afternoon and evening sun, and which also includes a useful store/workshop area. The property also benefits from parking permit availability, allowing residents with a permit to park within the designated permit parking area nearby.

The Town centre is only a few minutes' walk away and offers a wide range of national and independent retailers, cafés, and everyday amenities.

Entrance Porch

Grey composite door off

Entrance Hall

Part-glazed door off, staircase to first floor, under-stairs cupboard, double radiator, laminate flooring.

Lounge 3.90m x 3.72m (12' 10" x 12' 2")

Timber fire surrounded inset with coal effect gas fire, radiator, storage cupboard, laminate flooring, archway to

Dining Room 3.28m x 2.96m (10' 9" x 9' 9")

Radiator, storage cupboard, laminate flooring.

Kitchen 4.30m x 2.93m (14' 1" x 9' 7")

Fitted with a range of high gloss white units and marble effect worktops with integrated and freestanding appliances being included. Sink with mixer tap, cupboards below. Working surface with an inset ceramic hob, pan drawers and cupboards below. Indesit tumble dryer, working surface with space below and Beko dishwasher, working surface with drawers and cupboards below, integrated fridge/freezer. Integrated oven with cupboards above and below, double radiator, Velux skylight, UPVC double glazed door to rear.

Lobby

Recess housing wall mounted Ideal Exclusive 2 Gas fire combination boiler. Plumbing for washing machine, ceramic tiled floor.

Bathroom 2.36m x 1.74m (7' 9" x 5' 9")

White suite comprising of a panelled bath with tiled wall area, glazed shower screen, Mira shower unit, W.C. pedestal hand basin, half tiled walls, double radiator, ceramic tiled floor.

First Floor Landing

Fitted carpet extending the stairs, access to loft space.

Bedroom 1 3.96m x 2.98m (13' x 9' 9")

Radiator, fitted carpet.

Bedroom 2 3.26m x 2.97m (10' 8" x 9' 9")

Radiator, laminate flooring.

Bedroom 3 2.55m x 1.77m (8' 4" x 5' 10")

Double radiator, fitted carpet.

Outside

To the rear of the house is an enclosed west-facing courtyard which is gravelled and has a timber deck sitting area. There is a useful workshop/store 2.36m x 1.77m with double doors off.

Council Tax

Band A

EPC

Band - C

Services

Mains water, gas, electric and drainage connected.

Tenure

Freehold

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

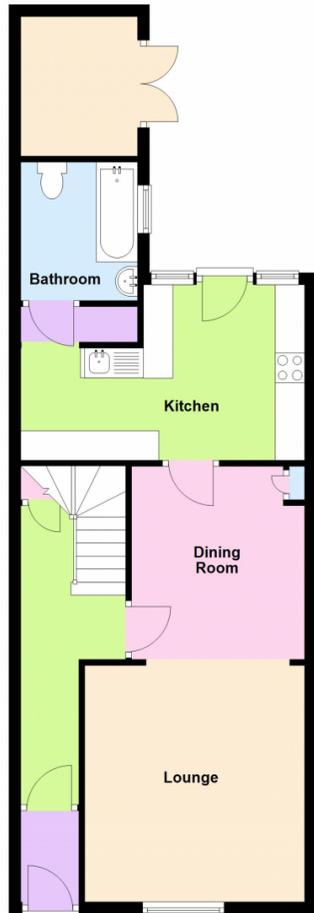
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Useful Information

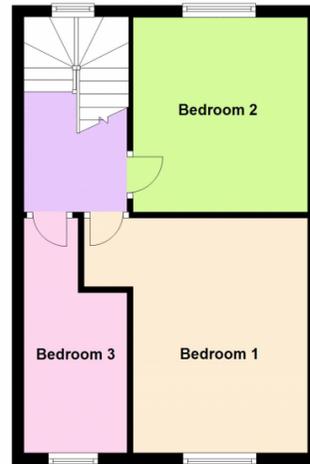
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Gaydon Street, Barnstaple, EX32

