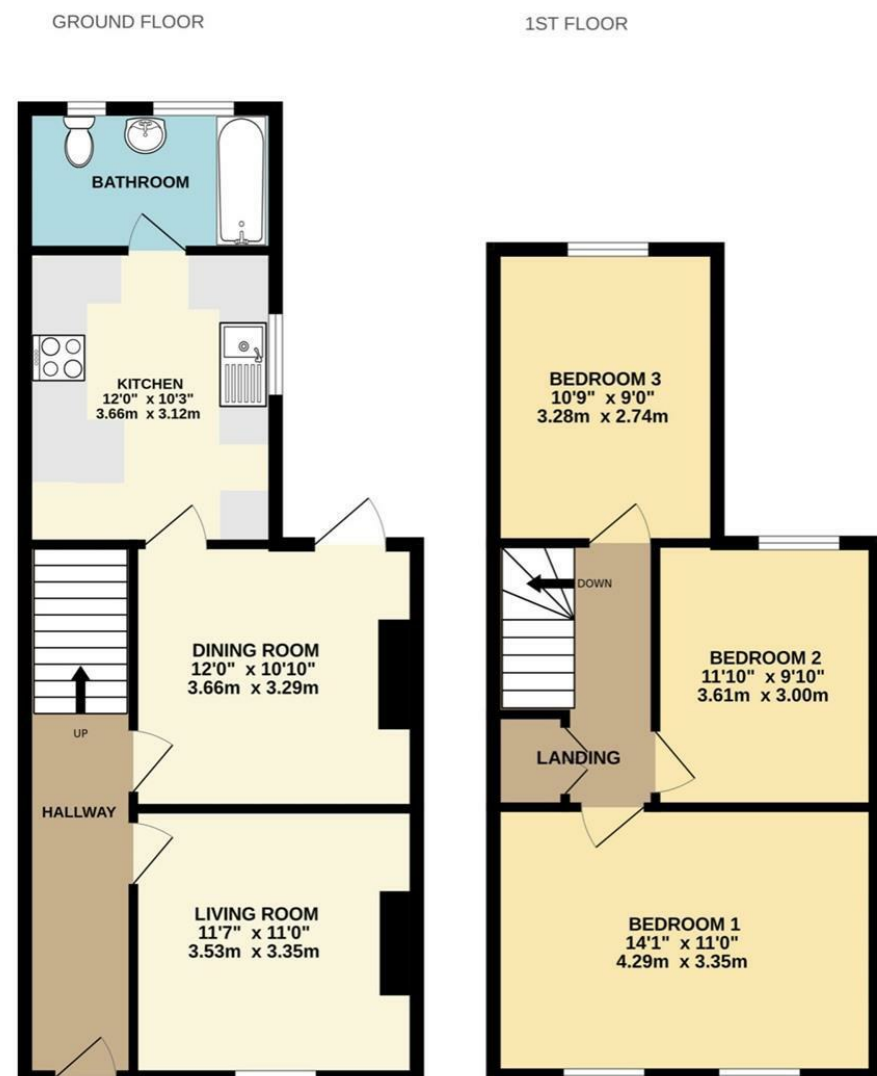




Three Bed Terraced House with Courtyard Garden

6 Brookdale Terrace, Barnstaple, EX32 9HZ

- NO CHAIN
- THREE DOUBLE BEDROOMS
- CONVENIENT TOWN LOCATION
- COURTYARD GARDEN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

Guide Price
£200,000

Directions

From Barnstaple Bus Station, proceed out of Barnstaple, taking the first exit at the initial roundabout before continuing straight ahead at the next. Move into the right-hand lane approaching the following roundabout and take the right-hand exit before turning immediately left into Portmarsh Lane. Continue along the road as it bends to the right, passing Town Walk, where Brookdale Terrace will be found on the left-hand side.

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Room list:

DOWNSTAIRS

Entrance Hallway
0.90m x 4.00m (2'11" x 13'1")

Living Room
3.53m x 3.35m (11'6" x 10'11")

Dining Room
3.66m x 3.29m (12'0" x 10'9")

Kitchen
3.66m x 3.12m (12'0" x 10'2")

Bathroom
2.19m x 2.37m (7'2" x 7'9")

UPSTAIRS

Landing

Bedroom 1
4.29m x 3.35m (14'0" x 10'11")

Bedroom 2
3.61m x 3.00m (11'10" x 9'10")

Bedroom 3
3.28m x 2.74m (10'9" x 8'11")

Property Description

Situated within the ever-popular Newport area of Barnstaple, this beautifully presented three-bedroom mid-terrace home offers deceptively spacious accommodation, combining charming character features with tasteful modern décor. Available with no onward chain, the property will appeal equally to first-time buyers, growing families and buy-to-let investors seeking a home in a highly convenient location close to schools, amenities and the town centre. Stepping through the front door, a welcoming entrance hallway provides access to the principal ground floor accommodation. To the front of the property, the comfortable sitting room enjoys an attractive outlook and is finished in neutral tones, creating a cosy and inviting space to relax. Beyond, the separate dining room provides an excellent setting for both everyday family life and entertaining guests. Full of character, this generous reception room benefits from direct access to the rear courtyard via sliding patio doors, allowing plenty of natural light to flow through the home. The kitchen has been thoughtfully arranged with a comprehensive range of modern wall and base units complemented by timber-effect worktops, offering ample preparation space alongside room for freestanding appliances. Positioned adjacent to the dining room, it creates a practical and sociable layout ideal for modern living. Completing the ground floor is a stylish family bathroom, beautifully fitted with a contemporary three-piece suite incorporating a panelled bath with shower over, vanity wash hand basin and low-level WC, finished with attractive tiling throughout. The first floor continues to impress with three genuine double bedrooms, an increasingly rare feature for a property of this style. The principal bedroom spans the full width of the house and benefits from two front-facing windows, creating a wonderfully bright and spacious retreat. The remaining two bedrooms are both generous doubles, offering flexible accommodation for children, guests or those working from home. Outside, the enclosed rear courtyard has been designed with low maintenance in mind, featuring attractive paving and timber fencing to provide a private outdoor seating area, perfectly suited to al fresco dining, summer entertaining or simply enjoying the sunshine. Offering spacious accommodation throughout, three double bedrooms and a highly desirable Newport location, this superb home is ready for immediate occupation and represents an excellent opportunity for a wide range of purchasers.

DISCLAIMER: PHOTOS HAVE BEEN DIGITALLY ALTERED

Services

All Mains Services Connected

Council Tax band

A

EPC Rating

C

Tenure

Freehold

Viewings

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

