



WOOLLIAMS
Property Services

Guide price £200,000
Belmont Road, Barnstaple, EX32



 **3**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



This very spacious three-bedroom terraced property offers generous living accommodation throughout and is ideally located close to the town centre and local amenities. The property features a well-presented fitted kitchen with a separate dining area, perfect for family meals and entertaining. There is also a bright and spacious lounge providing a comfortable living space. To the rear of the property, you will find a convenient ground floor WC and a separate storage area. Upstairs comprises three good-sized bedrooms and a family bathroom, offering plenty of space for a growing family. Externally, the property benefits from both front and rear gardens of a generous size, with an outdoor seating area to the rear – ideal for relaxing or socialising during the warmer months.

This very spacious three-bedroom terraced property offers generous living accommodation throughout and is ideally located close to the town centre and local amenities.

The property features a well-presented fitted kitchen with a separate dining area, perfect for family meals and entertaining. There is also a bright and spacious lounge providing a comfortable living space. To the rear of the property, you will find a convenient ground floor WC and a separate storage area. Upstairs comprises three good-sized bedrooms and a family bathroom, offering plenty of space for a growing family.

Externally, the property benefits from both front and rear gardens of a generous size, with an outdoor seating area to the rear – ideal for relaxing or socialising during the warmer months.

Additional benefits include a newly fitted roof in April 2026 adding further value and peace of mind for prospective buyers.

Early viewing is highly recommended to appreciate the space and location and is offered with no ongoing chain.

Entrance Porch 3.49m x 2.01m (11' 5" x 6' 7")

Front door off, a double aspect room.

Entrance Hall

Door off, staircase to 1st floor, under stairs cupboard, radiator.

Lounge 4.30m x 2.71m (14' 1" x 8' 11")

Large Bay window, this room enjoys country glimpses, radiator, fitted carpet.

Kitchen 4.02m x 2.93m (13' 2" x 9' 7")

Range of units comprising inset one and a half bowl single drainer sink unit with mixer tap, cupboards and space below with plumbing for washing machine. Working surface with drawers and cupboards below, inset gas hob and built-in oven. Stainless steel cooker hood above. Working surface with cupboards below, range of wall units, part tiled walls, UPVC double glazed door to rear, archway to

Breakfast Room 2.74m x 2.41m (9' x 7' 11")

Breakfast bar with space below, radiator.

First Floor Landing

Fitted carpet extending to stairs, access to loft space.

Bedroom 1 4.28m x 2.92m (14' 1" x 9' 7")

This room enjoys delightful views towards the open countryside. Radiator, fitted carpet.

Bedroom 2 4.69m x 2.52m (15' 5" x 8' 3")

Built-in wardrobe/boiler cupboard with double doors and a Veissmann gas-fired boiler feeding domestic hot water and the central heating system. Former airing cupboard with six doors, radiator, fitted carpet.

Bedroom 3 3.60m x 3.56m (11' 10" x 11' 8")

Enjoying far reaching views towards open countryside.

Bathroom 2.37m x 1.83m (7' 9" x 6')

White suite comprising of a panelled bath with fully tiled wall area, Mira Sport shower unit. Pedestal wash handbasin, WC, half tiled walls, radiator.

Covered Rear Lobby 4.20m x 1.22m (13' 9" x 4')

Door to rear garden, cold water tap.

Workshop 3.79m x 3.15m (12' 5" x 10' 4")

This is an L shaped room with a window, light and power.

WC 1.67m x 0.84m (5' 6" x 2' 9")

W.C

Store 1.67m x 0.89m (5' 6" x 2' 11")

Door off

Outside

Shared steps provide pedestrian access to both 12 and 14 Belmont Road. To the front, there is a crazy-paved patio area and a lawned garden bordered by mature hedging. A covered passageway behind the kitchen leads through to a pedestrian gate opening into the rear garden. Immediately to the rear of the house is a concrete patio area, part of which is covered, together with an implement store. Steps rise to an elevated rear garden enjoying a southerly aspect, predominantly laid to lawn and complemented by a selection of mature shrubs and bushes.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band A

EPC

Rating D

Viewings

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

Useful Information

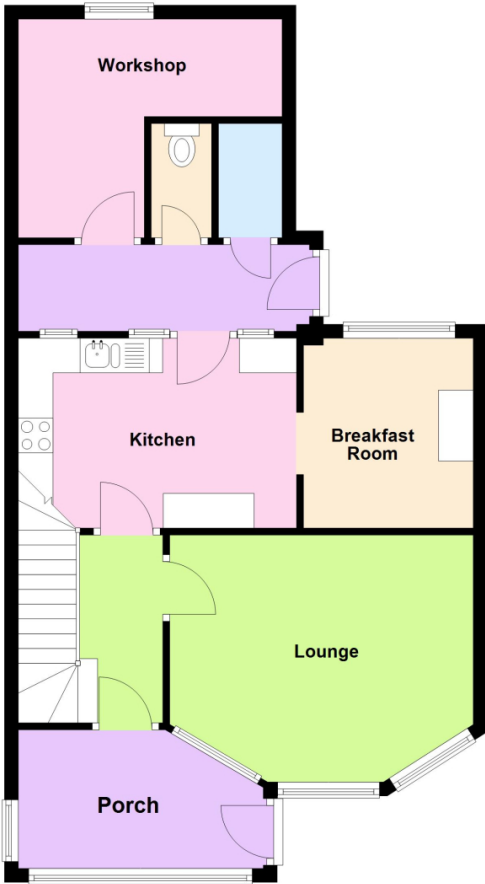
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

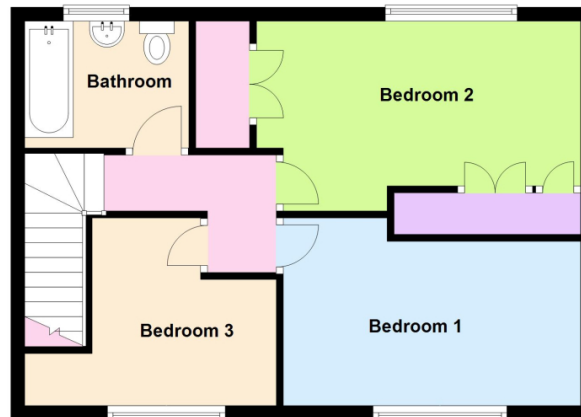
what3words//pose.builds.alive




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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: Belmont Road, Barnstaple, EX32

