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Two Bed End of Terrace House

18 Fair View, Barnstaple, EX31 1JR

Auction Guide

£120,000

- REPAIRS AND MODERNISATION NEEDED
- SOUTH FACING REAR GARDEN
- POTENTIAL FOR ADDITIONAL PARKING SPACE
- TWO DOUBLE BEDROOMS
- CONVENIENT TOWN LOCATION
- NO ONWARD CHAIN

Directions

From Barnstaple town head out along Pilton Causeway, continuing through the lights and taking the first left hand turning into Pilton Quay. Follow this road as it becomes Fair View and number 18 will be just before the turning into Fair View car park on the left hand side.

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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- Room list:**
- Entrance Hall**
 - Living Room**
3.47m x 4.39m (11'4" x 14'4")
 - Dining Room**
3.86m x 3.43m (12'7" x 11'3")
 - Kitchen**
2.94m x 2.52m (9'7" x 8'3")
 - Bathroom**
1.89m x 2.30m (6'2" x 7'6")
 - Bedroom 1**
3.46m x 4.52m (11'4" x 14'9")
 - Bedroom 2**
3.06m x 3.45m (10'0" x 11'3")

Property Description

PRELIMINARY NOTICE OF AUCTION – AUCTION DATE TBC

For sale by auction is this two double bedroom end of terrace house, conveniently situated within easy reach of Barnstaple town centre. The property offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for purchasers seeking a property to renovate and improve.

The accommodation is approached via an entrance hall, leading into a spacious dining room at the front of the property with a bay window. Beyond is a separate living room, providing another generously sized reception space and access through towards the rear of the house.

The kitchen is fitted with a range of wall and base units with work surfaces over, a sink and drainer and space for freestanding appliances, with a door providing access to the rear garden. Also on the ground floor is the bathroom, fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC.

Stairs rise to the first floor where there are two well-proportioned double bedrooms, with bedroom 1 being particularly generous in size.

Outside & Surrounding Area

To the rear is a south-facing garden, predominantly laid to lawn with paved areas and a pathway extending through the garden. The outside space would also benefit from improvement and landscaping, but offers a good-sized garden with plenty of potential for a purchaser to create an attractive and usable outdoor area.

Being an end-of-terrace property, there is useful access alongside the house together with potential to create additional off-road parking, subject to any necessary permissions and works.

Fair View is conveniently positioned for access to Barnstaple town centre and its wide range of shops, amenities and leisure facilities, while also being well placed for Pilton and the surrounding road network.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

