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## 3 Bed House - Terraced

9 Pulchra Street, Barnstaple, EX32 8JS

Asking Price

**£130,000**

- No Ongoing Chain
- Ideal First Time Buy
- In Need Of Renovation
- Close To Town & Amenities
- Courtyard Garden
- On Street Permit Parking

## Directions

From Barnstaple's bus terminal and on foot, continue over the pedestrian traffic lights, bearing left and continuing into Summerland Street. After a short distance, turn left where Pulchra Street will be found facing you with number 9 located to the left hand side.

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for free!

Call 01271 327878  
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## Room list:

### Entrance Hall

### Sitting Room

3.49 x 3.43 (11'5" x 11'3")

### Dining Room

3.49 x 3.45 (11'5" x 11'3")

### Kitchen

2.28 x 1.88 (7'5" x 6'2")

### Bathroom

### WC

### Bedroom 1

4.53 x 3.52 (14'10" x 11'6")

### Bedroom 2

3.48 x 2.63 (11'5" x 8'7")

### Bedroom 3

3.47 x 3.35 (11'4" x 10'11")

## Overview

If you have ever wanted to put your own stamp on a place from the very beginning, this is it. Yes, it needs work, but that is precisely what makes it so special. Rather than compromising on someone else's choices, you get to make every decision yourself, from the kitchen units to the colour on the walls, and build genuine equity in the process.

Step through the front door and you are welcomed by a generous entrance hall leading to the sitting room with a separate dining room which leads through to the kitchen, bathroom and separate WC.

Upstairs you will find two well-proportioned bedrooms on the first floor, with a third sensible double tucked away on the second floor, giving you plenty of room to grow into the property over time, whether that means a home office, a nursery, or a spare room for guests.

Outside, a fully enclosed rear courtyard is low-maintenance and private, with real potential to become your own little outdoor retreat.

## Outside

Barnstaple town centre is within a short level stroll, the town centre being the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

## Services

TBC

## Council Tax band

A

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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

