

5 Riversvale Terrace

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, Barnstaple, Devon, EX32 8ND

Bideford 10 miles Tiverton 30 miles Exeter 40 miles

A quality new period style town house overlooking the River Taw/Rock Park, in favoured residential location within level walking distance of the town centre

- LAST TOWNHOUSE REMAINING
- Open Plan Reception Area/Kitchen
- 4 Bedrooms, 3 Bathrooms
- Allocated Parking
- EPC rating B
- Stylish 3 Storey Accomodation
- ICW 10 year warranty
- Private Balcony & Garden
- Freehold
- Council Tax Band D

Guide Price £550,000

SITUATION

This unique collection of 6 townhouses forms a distinctive new terrace, beautifully positioned along the scenic banks of the River Taw in Barnstaple, the vibrant heart of North Devon, renowned for its rich history, excellent amenities, and transport links.

DESCRIPTION

This 3 storey townhouse forms part of a terrace of 6 properties. The open-plan lounge and kitchen, complete with integrated appliances, flows seamlessly to double doors which open out into the private garden with river views. On the first floor you will find the master bedroom with Ensuite and Juliet Balcony, along with a second double bedroom and family bathroom. The second floor offers an extra bedroom, a contemporary shower room, and a dedicated study space, perfect for a comfortable and private home office setup.

The high standard of craftsmanship and quality of fittings are reflected throughout each property. The properties are considered ideal as principal residences, second homes, rental investments (holiday or AST) or possibly a combination of these uses.







SPECIFICATION

The townhouses are of traditional construction and present painted rendered elevations with double glazed doors and windows beneath slate roofs. The floor coverings for the living area, kitchen and entrance will be Luxury Vinyl Tile. Within the kitchen there will be Lamona integrated fridge freezer and dishwasher. The oven, induction hob and wine cooler are all Bosch. Handleless navy kitchen cupboards and drawers, wooden worktop and Black mixer tap. The bathrooms will be styled in pattern floor tiles. A further up to date detailed specification is available upon request from the selling agents.

OUTSIDE

All properties have private balconies and/or terraces along with gardens which are bounded by a stone wall and/or railing onto Taw Vale. There is one allocated parking space per property, plus visitor spaces. Conduit pipes have been run in order that purchasers can install their own electric car charging points if required. There will also be a bin storage and recycling facility.

DIRECTIONS

The terrace is situated between Litchdon Street and Taw Vale. Taw Vale runs parallel with the River Taw and runs into The Strand. There are traffic restrictions in both Taw Vale and The Strand. Litchdon Street is a one-way system. Accordingly, with the river to your right, turn into The Strand, turn left into Litchdon Street which can be found behind The Imperial Hotel. Proceed to the end of Litchdon Street and the site can be found on the right-hand side overlooking Taw Vale, the river and Rock Park.
https://w3w.co/book.choice.bottom

RIVERSVALE HOUSE

Riversvale Terrace sits within what were originally the grounds of Riversvale House [The Villa] a Grade II listed Georgian mansion which has been sympathetically restored and converted by the same developer, into 6 individual 1 & 2 bedroom apartments which are available to purchase also. Prices range from £275,000 - £499,950.
Annual service charge payable approx. £845.83.

SERVICES

All houses will be heated by independent Air Source Heat Pumps with underfloor heating to the ground floors. Otherwise, mains drainage, electricity and water are connected.
Broadband speed up to 1800 Mbps, Mobile coverage from EE, Three, O2 and Vodafone likely.

VIEWINGS

Strictly by prior appointment with Stags Barnstaple Office on 01271 322833. Anyone viewing the site will need to comply with health and safety requirements and to wear a hard helmet and hi-vis jacket provided by the agents.

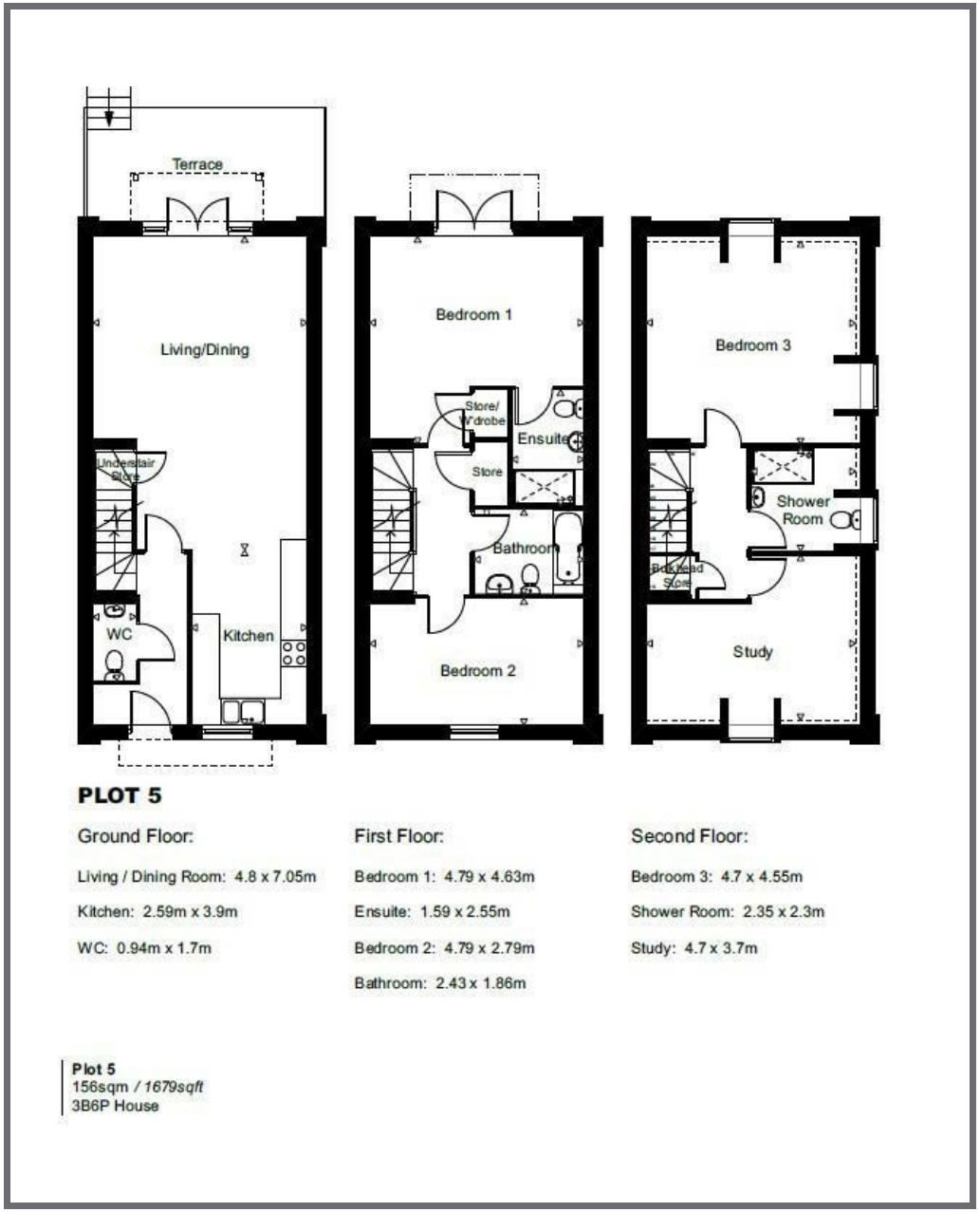






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

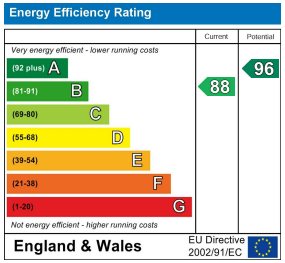




PLOT 5

Ground Floor:	First Floor:	Second Floor:
Living / Dining Room: 4.8 x 7.05m	Bedroom 1: 4.79 x 4.63m	Bedroom 3: 4.7 x 4.55m
Kitchen: 2.59m x 3.9m	Ensuite: 1.59 x 2.55m	Shower Room: 2.35 x 2.3m
WC: 0.94m x 1.7m	Bedroom 2: 4.79 x 2.79m	Study: 4.7 x 3.7m
	Bathroom: 2.43 x 1.86m	

Plot 5
156sqm / *1679sqft*
3B6P House



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