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Directions

From Barnstaple Bus Station, proceed along Queen Street towards the town centre, continuing onto Boutport Street. Follow the road past the Queen's Theatre and continue towards Bear Street. Proceed along Bear Street, passing the surrounding residential streets, before turning into Charles Street. Continue along Charles Street towards the property, No. 37.

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

Call 01271 327878

or email barnstaple@phillipsland.com

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Two Bed Terraced House - Scope For Modernisation

37 Charles Street, Barnstaple, EX32 7BG

Guide Price

£170,000

- NO ONWARD CHAIN
- CONVENIENT TOWN LOCATION
- TWO DOUBLE BEDROOMS
- GARDEN WORKSHOP
- IN NEED OF MODERNISATION
- MODERN ELECTRIC ROOM HEATERS





Property Description

Situated within a convenient and established residential area of Barnstaple, within easy reach of the town centre and its extensive range of amenities, is this spacious two double bedroom terraced property. Offered to the market with no onward chain, the property provides generously proportioned accommodation throughout and presents an excellent opportunity for purchasers looking to modernise and personalise a home to their own tastes and requirements.

The accommodation is approached via an entrance porch, leading into a hallway with access to the principal ground floor rooms and staircase rising to the first floor.

Positioned at the front of the property is the living room, a comfortable reception space featuring a fireplace and a large window allowing plenty of natural light to enter. A separate dining room offers generous space for a family dining table and additional furniture, also featuring a fireplace which provides a focal point to the room. Both reception rooms offer considerable potential for cosmetic improvements.

Towards the rear of the property is the kitchen, fitted with a range of wooden wall and base units, complemented by work surfaces and space for freestanding appliances. The room also comfortably accommodates a breakfast table, providing a practical space for everyday dining. A useful rear porch and separate ground floor WC complete the downstairs accommodation.

To the first floor are two generously proportioned double bedrooms, both offering ample space for bedroom furniture. The principal bedroom is particularly spacious, whilst the second bedroom provides flexibility for use as a guest room, additional bedroom or home office.

The family bathroom is of a generous size and comprises a panelled bath, wash hand basin and WC, together with fitted storage cupboards.

The property benefits from modern electric room heaters, whilst requiring updating in places, offers excellent potential to create a comfortable home in a convenient town location.

Services
Mains - Electric, Water & Drainage

Council Tax band
B

EPC Rating

Tenure
Freehold

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





Outside & Surrounding Area

To the rear of the property is an enclosed courtyard garden, predominantly laid to paving for ease of maintenance, with raised sections and space for a variety of potted plants. The outside area provides an opportunity for purchasers to create an attractive seating or entertaining space with some landscaping and general improvements.

The courtyard also benefits from a useful garden workshop/store, providing additional space for storage or hobbies, whilst rear pedestrian access offers further practicality.

Charles Street is conveniently positioned within walking distance of Barnstaple town centre, which offers a comprehensive range of shopping facilities, cafés, restaurants and leisure amenities. The nearby town centre also provides access to local schools, healthcare facilities and public transport links, including Barnstaple railway station, whilst the surrounding North Devon countryside and coastline are within easy reach.



Room list:

Porch

Entrance Hall

Living Room
3.36m x 3.56m (11'0" x 11'8")

Dining Room
4.15m x 3.73m (13'7" x 12'2")

Kitchen
3.28m x 2.70m (10'9" x 8'10")

Downstairs WC

Bedroom 1
3.34m x 4.66m (10'11" x 15'3")

Bedroom 2
3.68m x 2.76m (12'0" x 9'0")

Bathroom
3.38m x 2.72m (11'1" x 8'11")