



WOOLLIAMS

Property Services

Guide price £260,000
Hayne Park, Barnstaple, EX32



4

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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This very spacious four-bedroom semi-detached home is ideally located close to the town centre and a wide range of local amenities. The ground floor features a large, bright lounge and an impressive open-plan kitchen/diner, ideal for family life and entertaining, with a door providing direct access to the rear garden. The former garage has been thoughtfully converted into a spacious ground-floor bedroom, complemented by a convenient separate WC. Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking for one vehicle. There is a long timber workshop next to the house, which has doors to both front and rear as well as a light connected. To the rear is a good-sized garden featuring a patio area, ideal for outdoor dining, along with two garden sheds offering excellent storage.

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This is a fantastic opportunity to acquire a generous and versatile family home in a highly convenient location.

Entrance Hall

UPVC double-glazed front door and side light off, staircase to 1st floor, under stairs cupboard, double radiator, fitted carpet.

Cloakroom *1.67m x 0.88m (5' 6" x 2' 11")*

Having fully tiled walls, W.C, slate effect laminate flooring.

Lounge *6.27m x 3.20m (20' 7" x 10' 6")*

A double aspect room. Feature stone fireplace, radiator, fitted carpet.

Kitchen *3.39m x 3.01m (11' 1" x 9' 11")*

Fitted with a range of high gloss grey unit units with integrated appliances comprising inset single drainer sink unit with cupboards and an integrated dishwasher below. Space with plumbing for washing machine. Working surface with two cupboards and two pan drawers below, inset five-burner ceramic hob. Double upright unit, built-in double oven with cupboards above and below, range of eye-level cupboards with concealed extractor, space for American style fridge/freezer, vinyl floor covering extending through to

Dining Area *3.39m x 2.03m (11' 1" x 6' 8")*

This extends through from the kitchen, where there is a further working surface with high gloss kitchen cupboards below. This is a triple aspect room with a UPVC double glazed door garden, vinyl floor covering.

Attached Timber Workshop *7.28m x 1.81m (23' 11" x 5' 11")*

Doors to both front and rear, light connected.

Ground Floor Bedroom 4 *4.77m x 2.34m (15' 8" x 7' 8")*

Electric panel heater, fitted carpet.

First Floor Landing

Fitted carpet extending to stairs.

Bedroom 1 3.78m x 3.03m (12' 5" x 9' 11")

Radiator, fitted carpet.

Bedroom 2 3.01m x 2.87m (9' 11" x 9' 5")

Radiator, fitted carpet.

Bedroom 3 2.42m x 2.30m (7' 11" x 7' 7")

Radiator, fitted carpet.

Bathroom 2.19m x 2.07m (7' 2" x 6' 9")

White suite with panelled bath with mixer tap, folding glazed shower screen, Mira Go shower unit. Vanity wash basin with mixer tap and cupboards below, close coupled W.C, airing cupboard with wall mounted Worcester gas fired combination boiler.

Outside

There is a concrete driveway to the front of the property providing hardstanding for one car, a pathway leads to the door with a gravel and paved front garden area. There is a long timber workshop next to the house, which has doors to both front and rear as well as a light connected. To the rear is an enclosed garden with a paved patio area, a larger patio sitting area, lawn, and two timber framed garden sheds

Services

Mains water, gas, electricity and drainage connected.

EPC

Rating D

Council Tax

Band C -Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

Tenure

Freehold

Viewings

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

Directions

what3words//shout.kinds.vent

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



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Barnstaple, EX32

