



**14 Granville Avenue, Barnstaple, EX32 7AH**

**£239,000**

A spacious and characterful three-bedroom townhouse with double bay windows, excellent living space, a full-length cellar and a larger-than-average garage, all within easy walking distance of Barnstaple town centre and Pilton.



## Description

A spacious and conveniently located three-bedroom terraced townhouse, 14 Granville Avenue offers generous accommodation, fantastic natural light and a distinctive double bay-window frontage — plus the added bonus of a cellar and garage.

If you've been searching for a home with character, charm and excellent potential, this property is sure to impress. The house provides far more space than first expected, with a superb 27ft lounge—diner featuring tall ceilings and a large bay window that fills the room with natural light. An archway leads through to the dining area with exposed beams and a decorative fireplace creating a warm and inviting social space. The kitchen is fitted with matching pine units and includes a built-in gas hob, oven, extractor, space and plumbing for dishwasher and washing machine. Doors lead out to the rear garden, an understairs cupboard and a handy downstairs cloakroom WC.

Upstairs, the property continues to deliver excellent space with three well-proportioned bedrooms. The standout is the impressive main bedroom, measuring 14'5" x 14'5", complete with its own bay window. The bathroom with a white 3 piece suite and double radiator completes the first floor.

Outside, the property enjoys a walled front garden set back from Granville Avenue, a quiet side street off St George's Road in the well-regarded Yeo Vale area. Both Barnstaple town centre and Pilton are within a level walk, offering easy access to schools, Pilton Park and local employers such as the North Devon District Hospital and the Fire Station. To the rear, the paved patio garden leads down to a full-length cellar with lighting, offering superb storage or hobby space. The garden also provides direct access to the garage complete with power, lighting and a tap, backing onto a rear service lane.

No. 14 Granville Avenue is an excellent opportunity for buyers wanting a well-located home with generous rooms and character features, while also offering scope to update and make it your own.

Lounge 14'4" x 10'11" (4.39 x 3.35)



Dining Room 12'7" x 10'11" (3.85 x 3.35)



Kitchen 10'5" x 9'1" (3.18 x 2.79)



WC

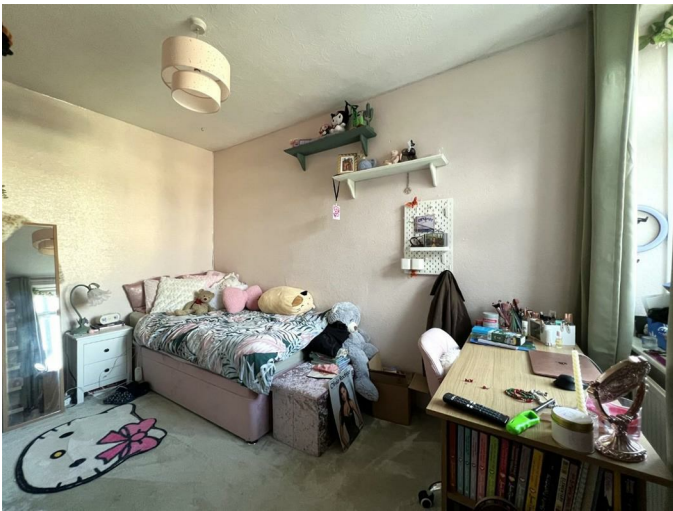
Bedroom 1 14'5" x 14'5" (4.40 x 4.40)



Bathroom



Bedroom 2 12'6" x 8'5" (3.83 x 2.57)



Garage 15'1"x 10'2" (4.60x 3.11)



Bedroom 3 9'3" 7'1" (2.83 2.16)



**Information**

Age - Built approx 1900

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - D 57 - Potential to be C 79

Nearest Primary Schools -

Yeo Valley Primary School - 0.20 mi

Pilton Bluecoat Church of England Academy - 0.31 mi

Nearest Secondary School - Pilton Community College - 0.53 mi

Seller's position - Looking to buy onward

**Rental Income**

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £995pcm - £1050pcm, subject to any required works and compliance with legal obligations (accurate as of December 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

**Note**

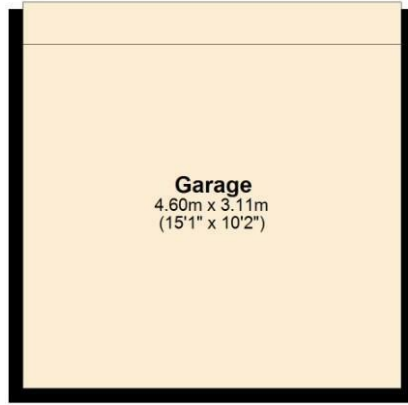
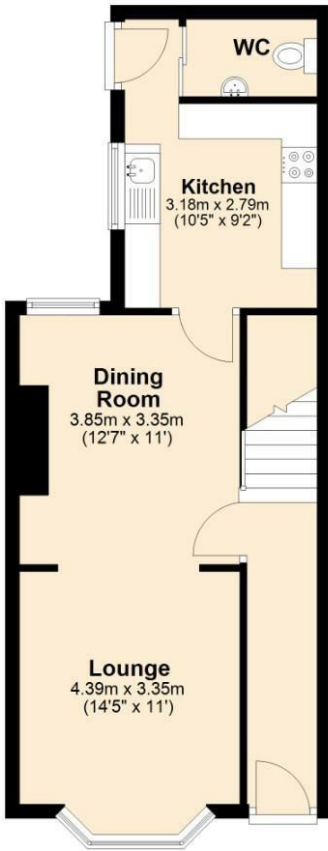
For clarification we wish to inform prospective purchasers that we have prepared these sales



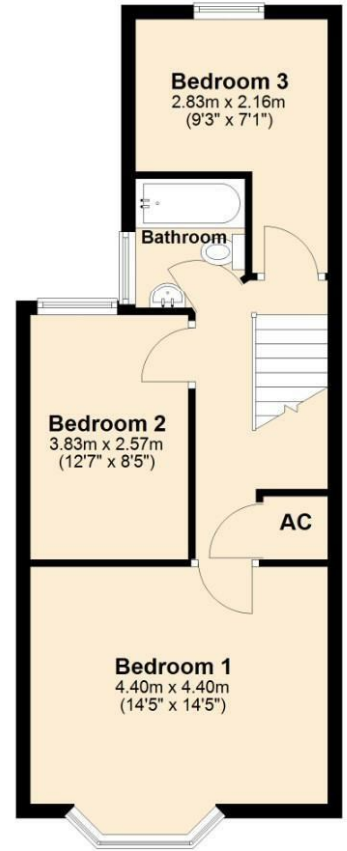
particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# Floor Plan

Ground Floor

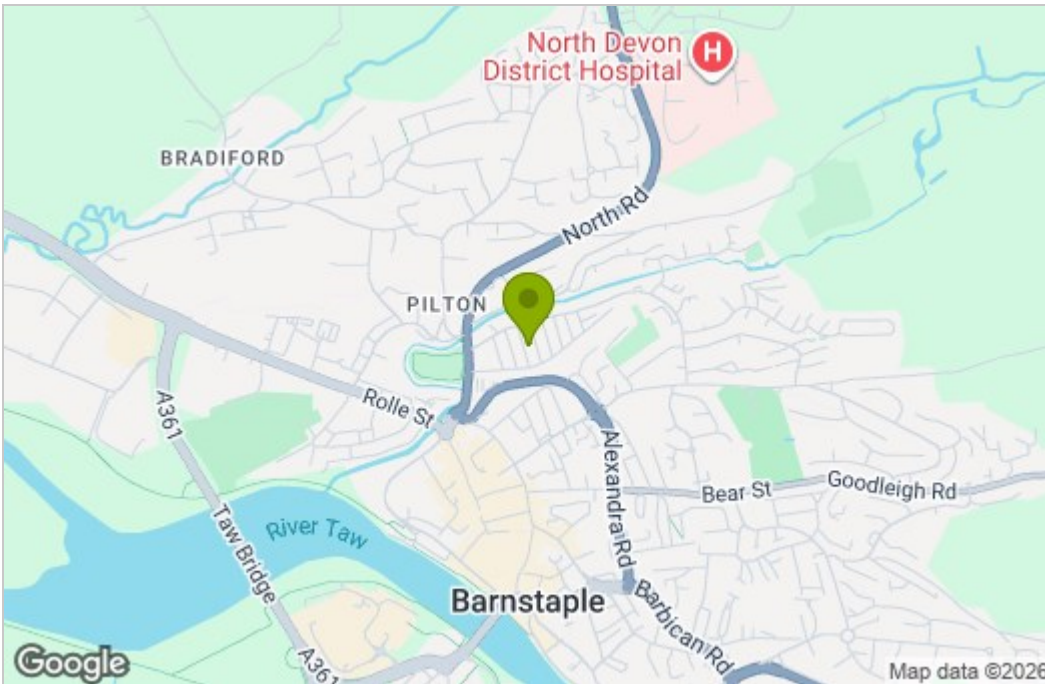


First Floor

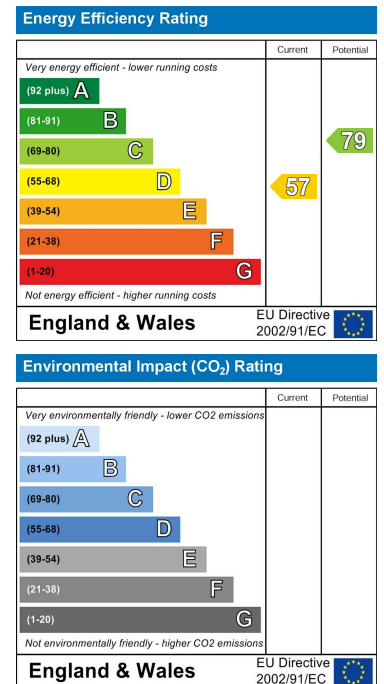


14 Granville Ave, Barnstaple

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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