



Two Bed End Terrace with Garage & Large Store Room

4, The Old Water Mill St. Georges Road, Barnstaple, EX32 7AU

Guide Price

£200,000

- TWO DOUBLE BEDROOMS
- TUCKED AWAY LOCATION
- GARAGE & PARKING
- RIVERBANK GARDEN
- LARGE STORE ROOM
- WATERSIDE HOME

Directions

Head toward Queen Street/Summerland Street and turn right. At the first roundabout, take the first exit onto Belle Meadow Road (A3125). At TA Roundabout, take the first exit onto Alexandra Road (A39). At the next roundabout, take the fourth exit onto Derby Road. Turn left onto St George's Road, then turn right onto Heppenstall Road. Once on Heppenstall Road, take the lane leading down to The Old Water Mill.

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Property Description

Situated in a quiet and tucked away position, yet conveniently placed for local amenities and Barnstaple town centre, is this individual two double bedroom waterside home, enjoying a delightful setting alongside the river. The property forms part of a small development of just four similar homes and offers spacious accommodation together with the considerable advantage of a garage, large store room, communal parking and outside space adjoining the riverbank. The front door opens into the kitchen/breakfast room, which is fitted with a range of wall and base units with work surfaces over, an inset one-and-a-half bowl sink unit, integrated single electric oven and four-ring electric hob. There is space and plumbing for further appliances together with ample room for a dining table. From here, the accommodation flows through to the impressive living room. This generous reception space enjoys a dual aspect, with French doors opening directly onto the balcony. The elevated position provides a pleasant outlook towards the surrounding mature trees and waterside setting, creating an attractive place to sit and enjoy the surroundings. Stairs rise to the upper floor where there are two double bedrooms, with the principal bedroom being particularly generous and benefiting from the character of the sloping ceilings and rooflight. Bedroom 2 provides further double accommodation, while the family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. An airing cupboard housing the water heater is located on the landing.

Services

Mains water, electricity and drainage. Electrastream hot water and heating system with radiators.

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

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



Outside & Surrounding Area

One of the property's particularly appealing features is its tucked away, leafy setting. A communal parking area, laid to stone chippings, provides access to the property's garage. Adjoining the garage is a substantial store room, with a rear window and a door providing access towards the garden. The store also benefits from light and power, together with a water tap, making it an extremely useful and versatile additional space. To the side and rear of the property is a mature outside area forming the bank between the river and leat. Surrounded by established trees and vegetation, this provides a wonderfully natural backdrop and a tranquil setting in which to sit and enjoy the waterside surroundings. The property also benefits from an elevated balcony, accessed directly from the living room, which overlooks the mature greenery and water below. The Old Water Mill is situated just off St. Georges Road, combining a tucked away setting with excellent access to the amenities of Barnstaple. Everyday facilities are available nearby, including a Co-op supermarket, while Barnstaple town centre is within walking distance and provides an extensive range of shopping, banking and leisure facilities, together with a cinema, theatre and leisure centre. North Devon District Hospital is situated on the periphery of the town, while the A361 North Devon Link Road provides convenient access towards Tiverton and Junction 27 of the M5 motorway. Barnstaple also benefits from regular bus services to surrounding towns and a railway station with services to Exeter, providing onward connections to destinations further afield.



Room list:

Living Room
4.27m x 5.97m (14'0" x 19'7")

Kitchen/Diner
3.18m x 4.57m (10'5" x 14'11")

Bedroom 1
6.10m (max) x 4.52m (max) (20'0" (max) x 14'9" (max))

Bedroom 2
2.20m x 4.60m (7'2" x 15'1")

Bathroom

Garage
3.25m x 4.72m (10'7" x 15'5")

Store Room
4.34m x 6.20m (14'2" x 20'4")