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Three Bed Terraced Cottage

4 Pilton Street, Barnstaple, EX31 1PE

Guide Price

£260,000

- NO CHAIN
- PERMIT PARKING CLOSE BY
- POPULAR RESIDENTIAL STREET
- LOG BURNER
- REAR COURTYARD GARDEN
- SHORT WALK TO TOWN CENTRE

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Property Description

Offered to the market with no onward chain, this attractive three-bedroom terraced cottage enjoys a convenient position within one of Barnstaple's most established residential streets, just a short stroll from the town centre, local amenities and excellent transport links.

The property offers surprisingly spacious accommodation throughout, combining character features with practical modern living. The welcoming entrance hallway provides access to the principal ground floor rooms and creates an excellent first impression. The living room is a bright and comfortable space centred around an attractive fireplace housing a wood-burning stove, creating a wonderful focal point. A large front-facing window fills the room with natural light, while the generous proportions provide ample space for both seating and entertaining.

To the rear of the property, the kitchen is fitted with a comprehensive range of cream shaker-style wall and base units complimented by contrasting work surfaces. Integrated appliances include an electric oven with four-ring gas hob and extractor hood, together with space for further appliances and room for a dining table, making this an excellent everyday family space. An exposed stone feature wall adds plenty of character.

Leading from the kitchen is a particularly useful utility room offering additional worktop space, plumbing for white goods and further storage, whilst also providing access to the rear courtyard garden.

On the first floor are three bedrooms, comprising two comfortable doubles and a generous single bedroom, all served by the family bathroom fitted with a white three-piece suite incorporating a panelled bath with shower over, WC and wash hand basin. The property benefits from gas fired central heating, and represents an ideal first-time purchase, investment or family home within easy reach of everything Barnstaple has to offer.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

TBC

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 a fully enclosed courtyard garden designed for low-maintenance enjoyment. A decked seating area provides the perfect space for outdoor dining and entertaining, whilst the paved patio is bordered by mature planting and attractive stone walling, creating a private and sheltered setting. A useful detached garden store offers excellent additional storage for bicycles, gardening equipment or outdoor furniture.

Residents' permit parking is available close by, and the property enjoys an enviable position within easy walking distance of Barnstaple town centre, the historic Pannier Market, local schools, supermarkets, restaurants and cafés. The North Devon District Hospital is also nearby, whilst the A361 North Devon Link Road provides straightforward access towards Tiverton and the M5. The beautiful beaches of Saunton, Croyde and Woolacombe are all within approximately 10-12 miles, together with the popular Tarka Trail for walking and cycling.



Room list:

- Entrance Hallway**
2.23m x 4.50m (7'3" x 14'9")
- Living Room**
4.05m x 4.51m (13'3" x 14'9")
- Kitchen**
2.48m x 3.62m (8'1" x 11'10")
- Utility Room**
2.43m x 1.61m (7'11" x 5'3")
- Landing**
- Bedroom 1**
3.30m 2.81m (10'9" 9'2")
- Bedroom 2**
2.97m x 2.54m (9'8" x 8'3")
- Bedroom 3**
2.02m x 1.90m (6'7" x 6'2")
- Family Bathroom**
1.45m x 2.19m (4'9" x 7'2")