



**WOOLLIAMS**  
Property Services

**Guide price £200,000**  
**Sunflower Road, Barnstaple, EX32**



**3**

**Bedrooms**



**1**

**Bathroom**

**2 Queens House, Queen Street, Barnstaple, EX32 8HJ |**  
**[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)**

**01271 328586**





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Discover this charming and generously sized three-bedroom terraced home, ideally located just a short walk from the town centre. Offering a perfect blend of comfort and convenience, this property is ideal for families, professionals, or investors. The ground floor features a bright and airy living room, a separate dining area, and a well-equipped kitchen with ample storage. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Additional benefits include a private rear courtyard, gas central heating, and double glazing throughout. With excellent transport links, local amenities, and schools nearby, this home presents an excellent opportunity.



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**Don't miss out – book a viewing today!**

**Entrance Hall**

UPVC double glazed door off, patterned quarry tile flooring and fitted carpet door to

**Dining Room** *4.28m x 3.80m (14' 1" x 12' 6")*

Double radiator, archway to

**Lounge** *3.30m x 3.23m (10' 10" x 10' 7")*

Fire surround with tile insert and fitted living flame co-effect gas fire, UPVC double glazed tilt and turn window.

**Inner Hall**

Staircase to first floor

**Kitchen** *5.99m x 2.16m (19' 8" x 7' 1")*

Two windows. Range of units comprising inset single drainer and sink with mixer tap and range of cupboards below with working surface with space below and plumbing for washing machine and dishwasher, further working surface with cupboards below. Double upright unit, double radiator, gas cooker point, cooker hood, double radiator, vinyl floor covering door to

**Utility Room** *2.40m x 2.29m (7' 10" x 7' 6")*

UPVC double glazed door into rear garden. Working surface with space below, further working surface with drawers and cupboards below, vinyl floor covering.

**First Floor Landing**

Fitted carpet to stairs, staircase to second floor.

**Bedroom 1** *3.63m x 3.61m (11' 11" x 11' 10")*

Two windows, range of fitted wardrobes with sliding doors to one wall, radiator.

**Bathroom** *3.63m x 3.19m (11' 11" x 10' 6")*

The Bathroom has fully tiled walls and is fitted with a four piece white suite comprising of a panelled bath, double width walk-in shower cubicle with sliding door and Mira Sport shower unit. Pedestal wash handbasin, low-level W.C, cupboard housing wall mounted gas fire boiler for domestic hot water and central heating system, double radiator, laminate flooring.

**Second Floor Landing**

Fitted carpet extending to stairs

**Bedroom 2** 4.28m x 3.57m (14' 1" x 11' 9")

Affording country glimpses, radiator

**Bedroom 3** 3.67m x 3.17m (12' x 10' 5")

Radiator

### Outside

To the rear of the property is an enclosed level concrete courtyard area with an outside tap. At the end of the courtyard a newly laid raised timber decking has been created. There is also an outside PowerPoint.

### Services

Mains water, gas, electricity, and drainage connected.

### Council Tax

Band B

### EPC

Rating D

### Tenure

Freehold

### Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

### Useful Information

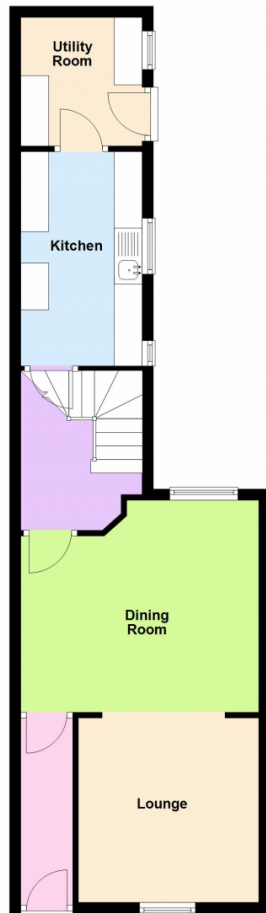
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

### Directions

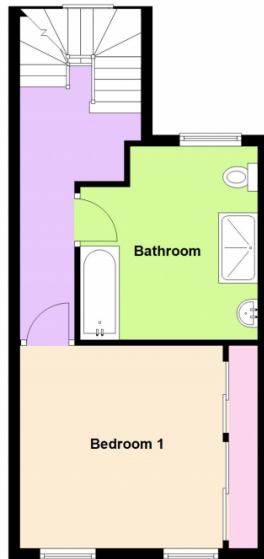
What3words//enjoy.torch.jump



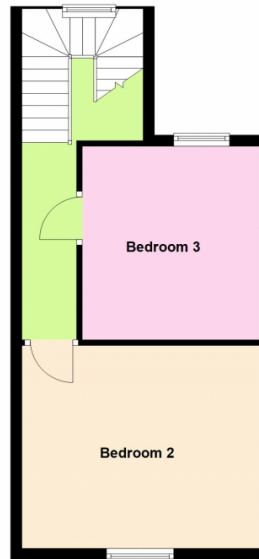
**Ground Floor**




**First Floor**



**Second Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Sunflower Road, Barnstaple, EX32

