



WOOLLIAMS
Property Services

Offers in excess of £190,000
Newport Road, Barnstaple, EX32 9FQ



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

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The bright and airy lounge/diner flows seamlessly into a well-appointed kitchen, complete with ample storage and workspace—ideal for those who love to cook and entertain. Upstairs, two generously sized bedrooms provide a peaceful retreat, both benefiting from natural light and stylish finishes. A contemporary bathroom completes the first floor, designed with relaxation in mind. Outside, a private courtyard offers a delightful space to unwind, entertain, or enjoy al fresco dining. Enhance your productivity with this versatile outdoor office space, fully equipped with power and lighting for year-round use. Whether you need a private workspace, creative studio, or remote office, this well-lit and powered unit offers convenience and comfort in a peaceful setting. There's also street parking close to the property.

This charming and beautifully presented two-bedroom terrace house is perfectly situated close to local schools, doctors, and the heart of town, offering convenience and comfort in equal measure. THE VIDEO IS A MUST VIEW!

Step inside to discover a warm and inviting living space, tastefully decorated to complement both modern and traditional styles. The bright and airy lounge/diner flows seamlessly into a well-appointed kitchen, complete with ample storage and workspace—ideal for those who love to cook and entertain.

Upstairs, two generously sized bedrooms provide a peaceful retreat, both benefiting from natural light and stylish finishes. A contemporary bathroom completes the first floor, designed with relaxation in mind.

Outside, a private courtyard offers a delightful space to unwind, entertain, or enjoy al fresco dining. Enhance your productivity with this versatile outdoor office space, fully equipped with power and lighting for year-round use. Whether you need a private workspace, creative studio, or remote office, this well-lit and powered unit offers convenience and comfort in a peaceful setting. With excellent transport links and all essential amenities just a stone's throw away, this home is perfect for first-time buyers, small families, or investors alike. There's also street parking close to the property.

Don't miss out on this wonderful opportunity—contact us today to arrange a viewing!

Entrance Porch 1.37m x 1.32m (4' 6" x 4' 4")

UPVC double glazed door off.

Lounge 4.21m x 3.89m (13' 10" x 12' 9")

Door from porch. UPVC double glazed window with storage cupboard below. Feature fireplace with tile insert, staircase to 1st floor, fitted carpet and access to.

Dining Area 2.47m x 2.16m (8' 1" x 7' 1")

Under stairs cupboard, double radiator, fitted carpet, door to

Kitchen 2.56m x 2.27m (8' 5" x 7' 5")

Range of units with white enamel Belfast sink and mixer tap, cupboards and drawers below, space and plumbing for washing machine. Working surface with inset ceramic hob and built-in oven below, cupboards on either side. Range of wall units, parts tiled walls, vinyl floor covering, UPVC double glazed door to rear.

First Floor Landing

Fitted carpet extending to the stairs, staircase to 2nd floor, wardrobe recess.

Bedroom 1 3.82m x 3.06m (12' 6" x 10')

Radiator, fitted carpet.

Study 2.83m x 2.09m (9' 3" x 6' 10")

An "L" shaped room. Under stairs storage cupboard, working surface with space below. radiator, fitted carpet.

Bathroom 2.65m x 2.21m (8' 8" x 7' 3")

White suite comprising of a bath with fully tiled wall area, waterfall style mixer tap, shower unit with curtain and rail. Vanity wash hand basin with waterfall style mixer tap, cupboards below. W.C with concealed cistern, radiator, louvered door cupboard housing wall mounted gas fired combination boiler which feeds domestic hot water and central heating system, Radiator, shelved storage cupboard.

Second Floor Bedroom 2 *4.62m x 3.93m (15' 2" x 12' 11")*

Door to stairs. UPVC double glazed dormer window, fitted wardrobe, exposed beams. radiator, fitted carpet.

Office *1.86m x 1.78m (6' 1" x 5' 10")*

This is accessed from the rear courtyard via a UPVC double glazed door. There is a light and power connected and carpeted floor.

Outside

To the rear of the house is an enclosed paved courtyard garden which provides access to the office room.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band B

EPC

Rating D

Tenure

Freehold

Useful Information

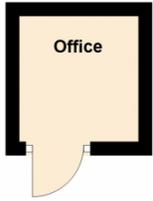
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

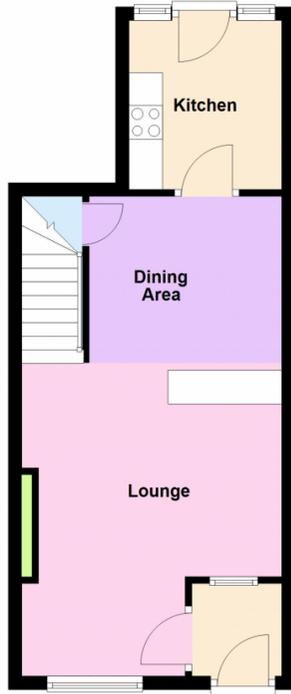
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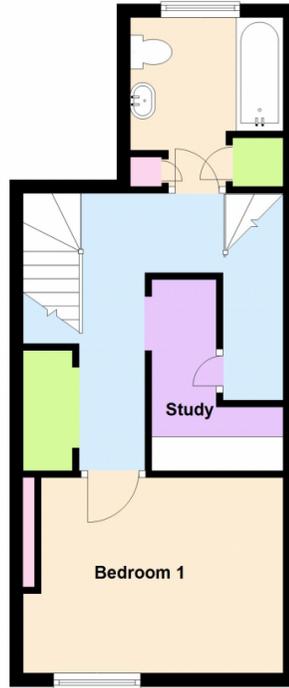
Outside Office



Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|--|----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | 67 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Newport Road, Barnstaple, EX32 9FQ

