



WOOLLIAMS
Property Services

Guide price £220,000
Rolle Street, Barnstaple, EX31 1JN



2

Bedrooms



2

Bathrooms

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Conveniently located on the level and just a short stroll from the town centre, this well-presented two-bedroom home is perfect for first-time buyers or young families. Lovingly updated by the current owners, the property offers comfortable and modern accommodation with the benefit of gas central heating and double glazing throughout. The ground floor comprises an inviting hallway, a bright and spacious lounge, a separate dining room, a well-appointed kitchen, and a stylish shower room. Upstairs, there are two good-sized bedrooms and a beautiful family bathroom. To the rear, you'll find a sunny, south-facing enclosed courtyard garden—ideal for relaxing or entertaining. A standout feature is the generously sized garage, suitable for larger vehicles such as a Volkswagen Transporter or Ford Transit.

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This is a fantastic opportunity to secure a ready-to-move-into home in a highly convenient location.

Entrance Hall

UPVC double glazed front door off, staircase to 1st floor, radiator.

Dining Room *4.56m x 3.15m (15' x 10' 4")*

Under stairs cupboard, two built-in storage cupboards, radiator, fitted carpet.

Lounge *3.50m x 3.14m (11' 6" x 10' 4")*

Double radiator, feature timber fire surround with fitted electric fire, fitted carpet.

Kitchen *3.52m x 2.09m (11' 7" x 6' 10")*

Having a range of grey high gloss units with beech effect worktops comprising inset single drainer stainless steel mixer tap, cupboard, space with plumbing for washing machine and integrated dishwasher, inset ceramic hob, built-in electric oven, brushed steel cooker hood above. Working surface with drawers cupboards and space below, range of wall units, six recessed spotlights, part-tiled walls, Ideal Logic Gas fire combination boiler feeding domestic hot water and central heating system, engineered oak flooring.

Rear Lobby

UPVC double glazed door to garden, ceramic tiled floor.

Shower Room *2.10m x 1.92m (6' 11" x 6' 4")*

White suite comprising corner shower cubicle with curved glass doors, close coupled W.C. vanity wash handbasin with mixer tap, heated towel rail, ceramic tiled floor.

First Floor Landing

Fitted carpet, access to loft space.

Bedroom 1 *4.66m x 3.10m (15' 3" x 10' 2")*

Two windows, small built-in double wardrobe, two radiators, fitted carpet.

Bedroom 2 *3.60m x 3.19m (11' 10" x 10' 6")*

Built-in double wardrobe, radiator, fitted carpet.

Bathroom 3.63m x 2.19m (11' 11" x 7' 2")

Having a white four piece bathroom suite comprising bath, walk-in shower cubicle with sliding door, W.C. vanity wash hand basin with cupboard below, heated towel rail, built-in double lever door linen cupboard.

Outside

There is a small enclosed front garden area boarded by a brick wall with a pedestrian gate onto the pavement. To the rear of the house is a sunny south facing enclosed courtyard garden with a timber deck sitting area, two planted areas boarded by modern timber sleepers, there is an outside tap and a small greenhouse. At the end of the garden is a good-sized detached garage with a 2.4 m high automated roller door. The garage has light and power, and a personal door to the rear garden and is big enough for a full-size van such as a Volkswagen Transporter or Ford Transit.

Garage 5.42m x 4.28m (17' 9" x 14' 1")

This is a 2.4m high automated roller door, which means a full size van can be parked. There's lighting power connected and a personal door leading to the rear garden.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band B -Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

An EPC has been ordered for the property, as soon as it is available details will be added to the sales brochure.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

[what3words//chats.goats.using](https://what3words.com/chats.goats.using)

Useful Information

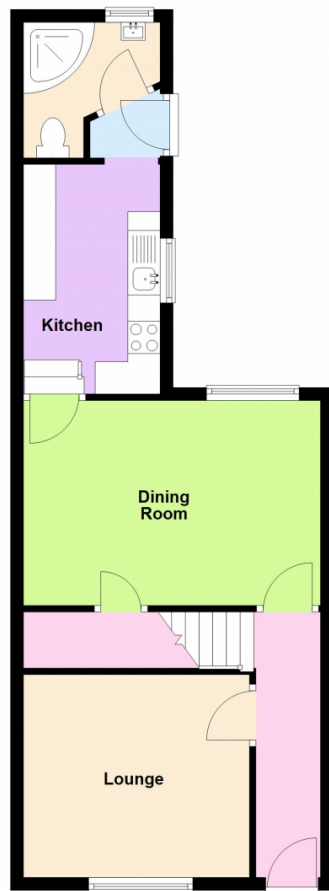
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



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Ground Floor



First Floor

