



**WOOLLIAMS**  
Property Services

Guide price £175,000  
Summerland Street, Barnstaple, EX32



4

Bedrooms



1

Bathroom

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

01271 328586



A very spacious four-bedroom terraced house ideally located within a short walk of the town centre and a wide range of local amenities. The property offers generous and flexible accommodation throughout but would benefit from general updating, making it an excellent opportunity for buyers to put their own stamp on a sizeable home. The ground floor comprises a good-sized lounge/dining room and an additional breakfast room, providing plenty of living and entertaining space. The fitted kitchen is positioned to the rear and features a door leading out to an enclosed courtyard, ideal for low-maintenance outdoor use. Upstairs, the property offers four well-proportioned bedrooms and a great-sized modern bathroom, making it suitable for families or investors alike. Offered with great potential in a convenient location.

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The property is being sold with no onward chain.

### **Entrance Porch**

Front door off, fitted carpet.

### **Entrance Hall**

Glazed door off, staircase to 1st floor, under stairs recess and cupboard, radiator, fitted carpet.

### **Lounge** 4.88m x 3.81m (16' x 12' 6")

Glazed door off, fitted gas fire, radiator, fitted carpet, open access to

### **Dining Room** 3.85m x 3.63m (12' 8" x 11' 11")

Double radiator, fitted carpet.

### **Breakfast Room** 3.94m x 2.88m (12' 11" x 9' 5")

Fitted gas fire with back boiler feeding domestic hot water and central heating system, vinyl floor covering.

### **Kitchen** 2.78m x 2.46m (9' 1" x 8' 1")

Range of white kitchen units comprising an inset single drainer sink unit with mixer tap, cupboards below. Working surface with space below and plumbing for washing machine, further working surface with space below, range of wall units, vinyl floor covering, UPVC double glazed door to rear.

### **First Floor**

Access to loft space.

### **Bedroom 1** 3.98m x 3.45m (13' 1" x 11' 4")

Radiator, fitted carpet.

### **Bedroom 2** 3.92m x 3.57m (12' 10" x 11' 9")

Radiator, fitted carpet.

### **Bedroom 3** 2.76m x 2.70m (9' 1" x 8' 10")

Fitted carpet.

**Inner Hall**

Shelved linen cupboard.

**Bedroom 4** *3.93m x 1.67m (12' 11" x 5' 6")*

Access to loft space, radiator, fitted carpet.

**Bathroom** *2.82m x 2.37m (9' 3" x 7' 9")*

Having a white suite with a curved sided shower style bath with mixer tap and shower attachment, curved glass shower screen, tiled wall area. Pedestal wash hand basin with mixer tap, close-coupled W.C. airing cupboard housing lagged cylinder, heated towel rail, vinyl floor covering.

**Outside**

A pedestrian gate provides access to a concrete pathway to the front door. There is a paved and gravel front garden area. To the rear of the house is an enclosed concrete courtyard garden area.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band B

**EPC**

Rate - E

**Tenure**

Freehold

**Viewings**

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

**Useful Information**

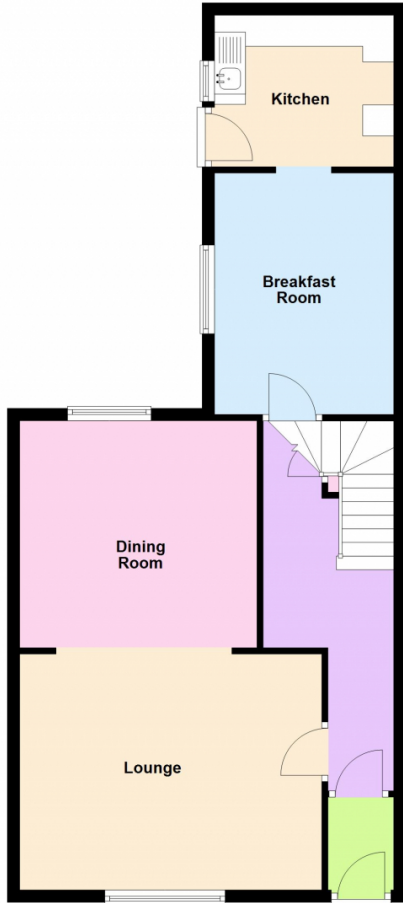
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc. why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

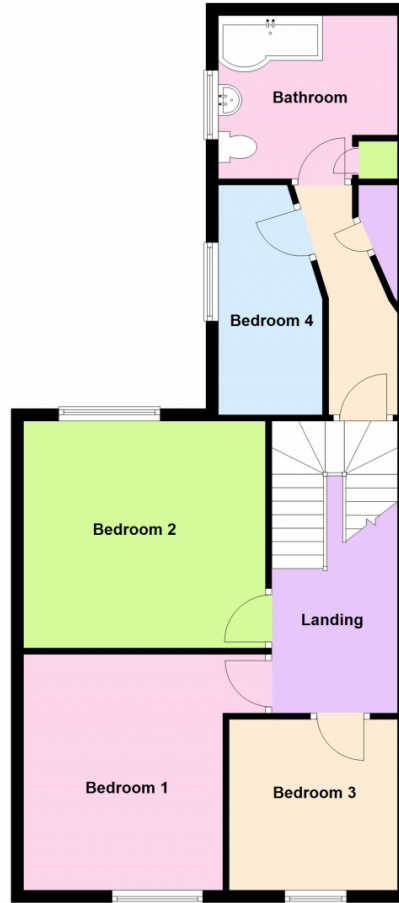
what3words//latter.outer.award



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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