

gth





2 Bedford Row, Barnstaple, Devon, EX32 8NR

Instow 7.5 miles; Barnstaple 0.3 miles; Exeter 41.2 miles

 1
  2
  1
  67.4 sq m

We are pleased to present this two bedroom, three storey terraced property offering an exciting opportunity for buyers looking for a project, with the property requiring modernisation throughout.

Freehold Guide Price £120,000

DESCRIPTION

Through the front door of the property is an internal entrance porch, leading into a welcoming living room featuring a bay window and gas fire. To the rear is a kitchen/diner, with a four-ring gas hob, space for a freestanding fridge/freezer and view over the rear courtyard. A skylight provides additional natural light to this useful space.

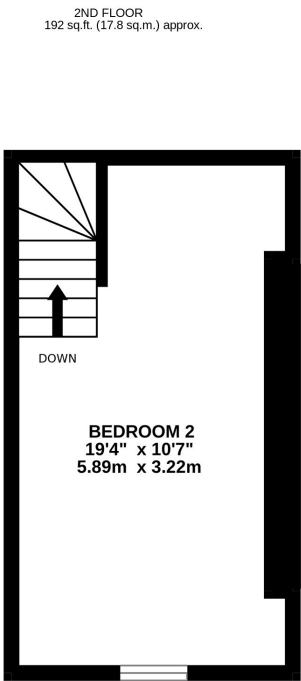
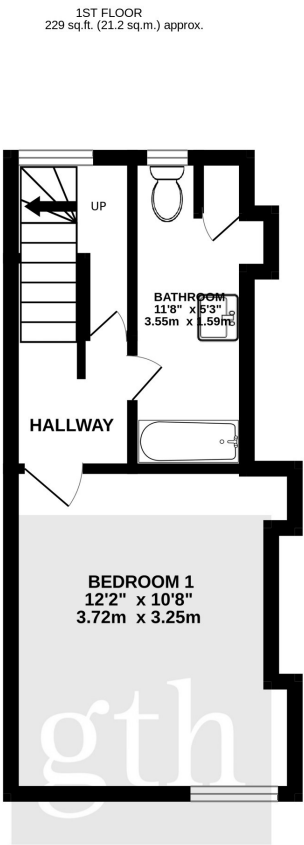
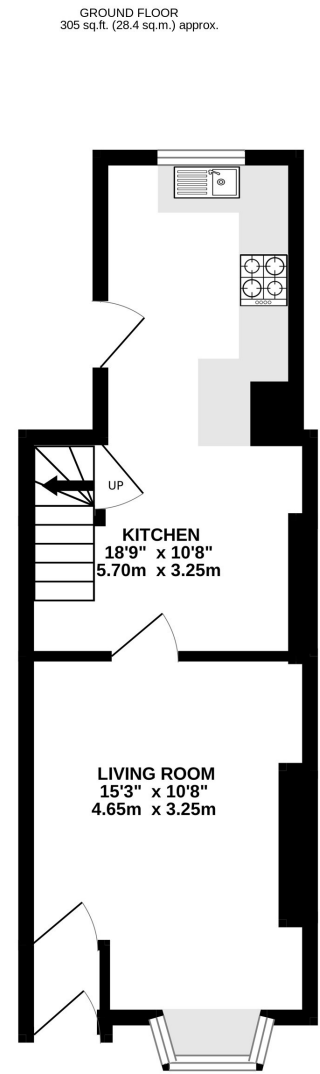
On the first floor, there is a double bedroom together with the main bathroom. From the landing, an additional hallway leads to a staircase rising to the second floor, where a further bedroom can be found. This room benefits from a dormer window, providing attractive elevated views across the rooftops of Barnstaple, with rural countryside and fields visible in the distance.

OUTSIDE

Externally, the property benefits from a rear courtyard, providing useful outside space.

Whilst requiring modernisation throughout, this property represents a fantastic opportunity for those seeking a home with considerable potential, whether to create a characterful family home, an investment property or a project to put their own stamp on.





TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band A.

SITUATION

This property occupies a great position close to local amenities, the Park Community School and Rock Park, whilst also within striking distance is an excellent range of shops, supermarkets and facilities. The property provides easy access into Barnstaple town centre and also on to nearby market towns of Bideford (8.6 miles) and Great Torrington (10.5 miles). The home enjoys easy access to the A39 Atlantic Highway and the A361 North Devon Link Road.

The A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol. Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities befitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 42 miles in distance.

DIRECTIONS

What3words:///dads.bells.atomic

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone and Cob

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



VIEWING

Strictly by appointment with the agents
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