



## 24 Martin Road, Barnstaple, Devon, EX32 7EL

A spacious three-bedroom mid-terraced home offering excellent potential and requiring complete modernisation throughout. Ideally suited to first-time buyers, investors or those seeking a renovation project, the property offers well-proportioned accommodation, three bedrooms and outside space, all within convenient reach of Barnstaple town centre and local amenities. An exciting blank canvas with plenty of scope to create a wonderful home.

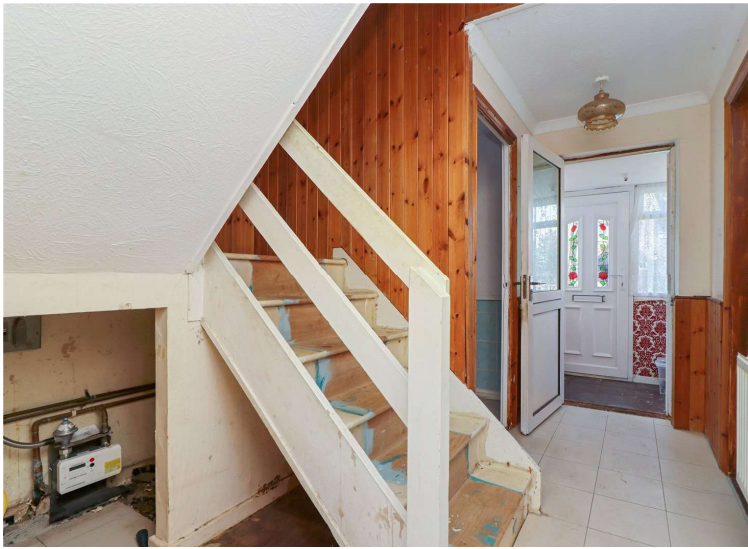
**CHEQUERS** 

T: 01271 379 314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [www.chequershomes.co.uk](http://www.chequershomes.co.uk)

**Asking Price:**  
**£160,000**



- Spacious Three-Bedroom Mid-Terraced Home
- Requiring Complete Modernisation Throughout
- Excellent Renovation Project
- Ideal First-Time Buy or Investment Opportunity
- Well-Proportioned Living Accommodation
- Three Bedrooms
- Scope to Create a Stylish Family Home
- Outside Space
- Convenient Access to Barnstaple Town Centre
- Internal Viewing Highly Recommended



Chequers Estate Agents are delighted to present 24 Martin Road, a spacious three-bedroom mid-terraced home offering an exciting opportunity for those looking to undertake a programme of modernisation and create a property entirely to their own taste.

Requiring complete refurbishment and updating throughout, the property provides an excellent blank canvas and is likely to appeal to first-time buyers, investors, developers or anyone searching for a project with plenty of potential. With generous accommodation arranged over two floors, three bedrooms and outside space, there is considerable scope to transform the property into a wonderful family home.

Upon entering, the accommodation offers a traditional and practical layout with well-proportioned reception space providing plenty of potential to create comfortable areas for both everyday living and entertaining. The kitchen is positioned to the rear and, while requiring replacement and modernisation, provides the opportunity for a purchaser to design a contemporary kitchen suited to their individual style and requirements.

Stairs rise to the first floor, where there are three bedrooms, providing flexible accommodation for a family, guests or those requiring a dedicated home office. The bathroom facilities also require updating, allowing the next owner to completely redesign the space and introduce their preferred specification and finish.

Externally, the property benefits from outside space which, with some landscaping and attention, could be transformed into an attractive and enjoyable garden.

The location adds considerably to the appeal. Martin Road is conveniently positioned for access to Barnstaple, with the town centre offering an excellent range of shops, cafés, restaurants and everyday amenities. Schools, transport connections and leisure facilities are also within easy reach, making this a practical location for a wide variety of purchasers.

24 Martin Road represents a fantastic opportunity to acquire a three-bedroom home with genuine potential. While requiring comprehensive modernisation and refurbishment throughout, it provides the foundations from which to create a stylish and comfortable home, making an internal viewing highly recommended to fully appreciate the possibilities on offer.





**Entrance Porch – - 3'7" x 5'7" (1.1m x 1.7m)**

A welcoming entrance porch with UPVC double glazed windows overlooking the front garden. Tiled flooring and access through to the main entrance hallway.

**Entrance Hallway** - A welcoming hallway with stairs rising to the first-floor landing, radiator and flooring. Doors provide access to the principal ground-floor accommodation.

**Cloakroom – - 4'10" x 4'8" (1.47m x 1.42m)**

A useful ground-floor cloakroom comprising WC and wash hand basin. UPVC double glazed window to the front elevation, radiator and tiled flooring.

**Kitchen – - 10'7" x 8'11" (3.23m x 2.72m)**

A fitted kitchen offering a range of wall and base units with complementary work surfaces and an inset stainless-steel sink. Space and plumbing are provided for a washing machine, together with space for a freestanding cooker with extractor above, which we understand is currently not in working order. UPVC double glazed window and door provide an outlook and direct access to the rear garden. Vinyl flooring.

**Dining Room – - 8'8" x 8'4" (2.64m x 2.54m)**

A useful separate dining room with ample space for a dining table and chairs. UPVC double glazed window overlooking the rear garden, radiator and laminate flooring.

**Living Room – - 12'11" x 10'6" (3.94m x 3.2m)**

A comfortable living room with UPVC double glazed window to the front elevation, allowing for plenty of natural light. Ample space for a range of living room furniture and radiator.

**First-Floor Landing** - Providing access to the first-floor accommodation with access to the loft space.

**Bedroom One – - 9'7" x 13'10" (2.92m x 4.22m)**

A spacious double bedroom with UPVC double glazed window, radiator and attractive exposed wooden flooring.

**Bedroom Two – - 10'6" x 10'1" (3.2m x 3.07m)**

A well-proportioned double bedroom with UPVC double glazed window overlooking the rear garden. Useful built-in storage with shelving, additional over-stairs storage cupboard, radiator and wooden flooring.





### **Bedroom Three – - 9'6" x 7'8" (2.9m x 2.34m)**

A useful third bedroom, ideal as a child's bedroom, guest room or home office. UPVC double glazed window to the front elevation, radiator and laminate flooring.

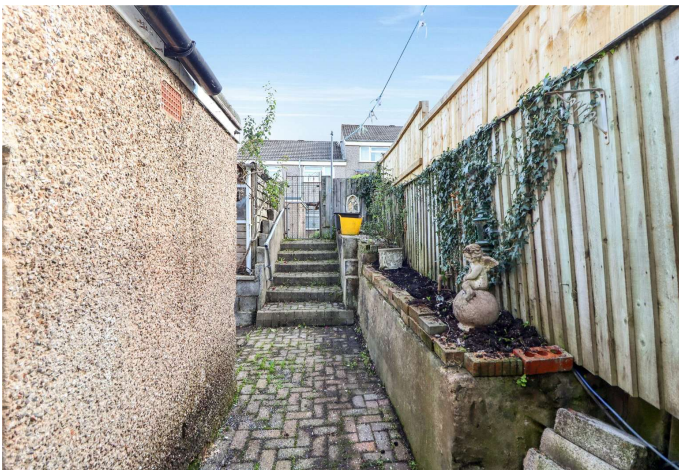
### **Bathroom – - 9'8" x 4'5" (2.95m x 1.35m)**

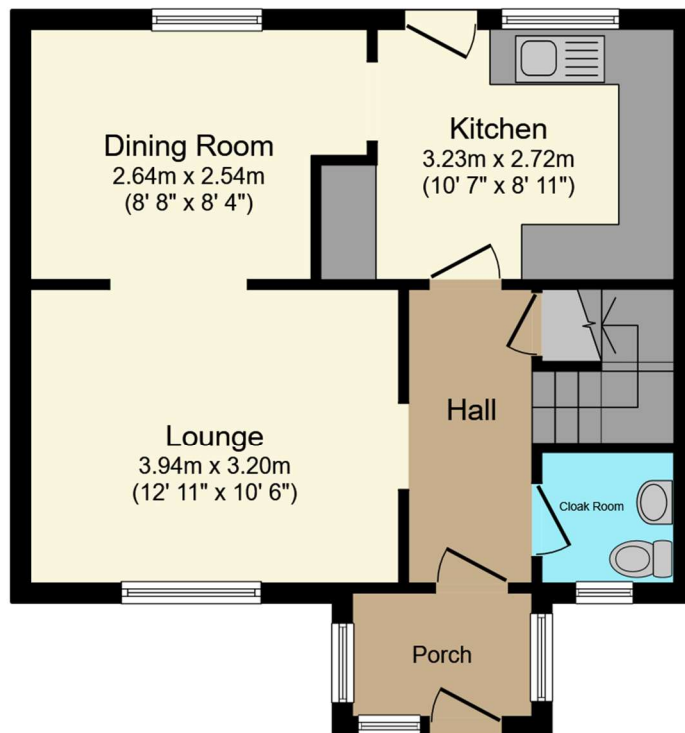
Fitted with a three-piece suite comprising panelled bath with tiled surround, WC and wash hand basin. There is also a useful cupboard housing the boiler, which we understand is currently not in working order. Radiator and laminate flooring.

**Outside -** To the front of the property is a small garden, principally laid to lawn, providing an attractive approach to the home.

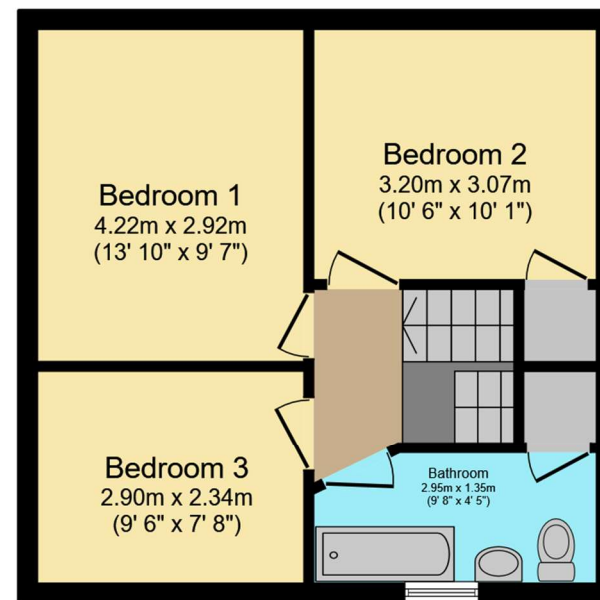
To the rear is a fully enclosed garden which offers excellent potential for the next owner to landscape and create an appealing outdoor space to their own taste. The garden is predominantly paved and benefits from a large useful outside store, together with a rear pedestrian access gate.

**Note -** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.





Ground Floor



First Floor

Total floor area: 81.3 sq.m. (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# CHEQUERS

**Est. 1992**

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

**T:** 01271 379 314 **E:** [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

**W:** [www.chequershomes.co.uk](http://www.chequershomes.co.uk)