



14 Wimborne Terrace, Barnstaple, EX32 7AN

A well-presented three-bedroom mid-terrace town house, ideally situated within a short, level walk of Pilton Park, Barnstaple town centre and a wide range of local amenities, with excellent transport links nearby. The property offers a comfortable living room with access to the rear garden, kitchen/diner, two double bedrooms, a further single bedroom and family bathroom. Outside, there is a small front courtyard and a larger, low-maintenance rear garden with separate pedestrian access. Further benefits include double glazing and gas central heating.

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Asking Price:
£170,000



- Well-presented mid-terrace three-bedroom town house
- Ideally situated within a short, level walk of Pilton Park, Barnstaple town centre and a range of local amenities
- Excellent transport links nearby
- Spacious living room with door leading directly to the rear garden
- Well-appointed kitchen/diner
- Two double bedrooms plus a further single bedroom
- Family bathroom
- Useful small front courtyard garden
- Larger, low-maintenance rear garden with separate pedestrian access



Situated in a convenient and well-established residential setting within Barnstaple, this well-presented mid-terrace town house offers an appealing combination of comfortable accommodation, attractive outside space and excellent access to the town's amenities and transport connections.

The property is approached via a small front courtyard garden and opens into well-proportioned accommodation arranged over two floors. The living room provides a comfortable principal reception space, with a door leading directly onto the rear garden, creating a pleasant connection between the house and outside space. To the front, the kitchen/diner provides a practical and sociable setting for everyday living and entertaining.

On the first floor are two well-proportioned double bedrooms, together with a further single bedroom and a family bathroom. The accommodation is well suited to a variety of requirements, whether as a family home, first-time purchase or investment property. Externally, the property benefits from a particularly useful low-maintenance rear garden, offering an attractive space for outdoor dining and relaxation, together with the added convenience of separate pedestrian access. The front courtyard provides a further area of outside space.

Further benefits include double glazing and gas central heating, while the property has been well maintained and presented throughout. The location is a notable feature, being within a short, level walk of Pilton Park and Barnstaple town centre, where a wide range of everyday amenities, shops, cafés and services can be found. The property also enjoys excellent transport links, making it a particularly convenient base for accessing the wider North Devon area.

Overall, this is an attractive and well-positioned Barnstaple home, offering versatile three-bedroom accommodation together with manageable gardens and a highly convenient town location.





Entrance Hall - UPVC double glazed entrance door and window light to front aspect, bright and welcoming area, stairs to first floor, easy access through to living room and kitchen/diner.

Living Room - 17' x 12'11" (5.18m x 3.94m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, fireplace, radiator, fitted carpet.

Kitchen/Diner - 10'4" x 9'11" (3.15m x 3.02m)

UPVC double glazed window to front aspect, range of fitted base and wall mounted cupboards, ample work surface areas, space for table and chairs, space for a range of kitchen appliances, including washing machine and dishwasher, tiled flooring.

First Floor Landing - Doors leading off to family bathroom and bedrooms.

Bedroom One - 13' x 9'2" (3.96m x 2.8m)

UPVC double glazed window to rear aspect, double bedroom, radiator, fitted closets, fitted carpet.

Bedroom Two - 9'11" x 10'7" (3.02m x 3.23m)

UPVC double glazed window to front aspect, radiator, double bedroom, fitted carpet.

Bedroom Three - 9'8" x 7'7" (2.95m x 2.3m)

UPVC double glazed window to rear aspect, single bedroom, radiator, fitted carpet.

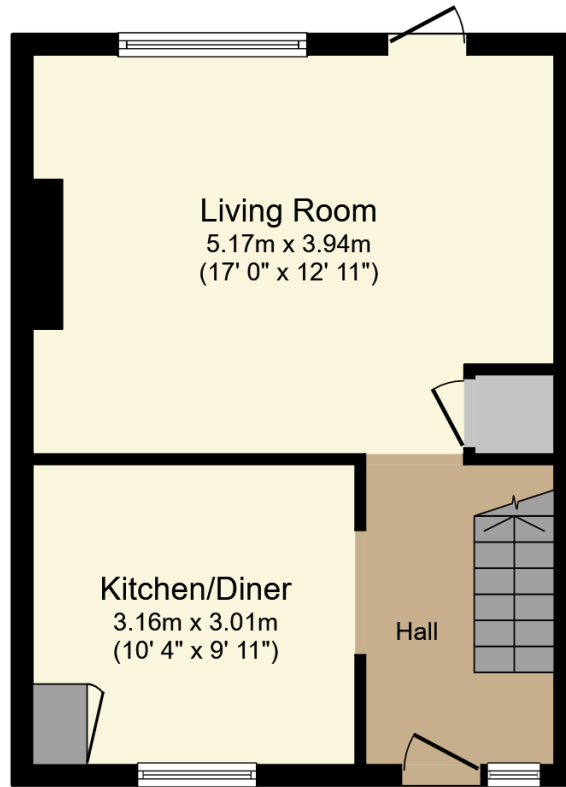
Outside - To the front of the house is a gated pathway leading to the entrance door, along with a small courtyard area. To the rear is a larger courtyard style garden, designed for minimal maintenance. The garden also benefits from a useful garden shed, and separate pedestrian access to the rear.

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.

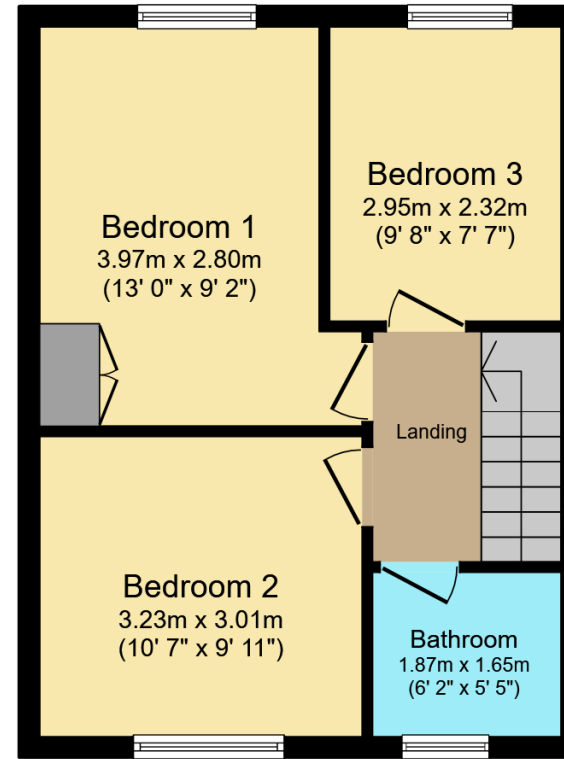
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

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.





Ground Floor



First Floor

Total floor area: 74.2 sq.m. (799 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

COUNCIL TAX BAND – B

EPC RATING - C



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