59 Vicarage Street

Barnstaple, Devon, EX32 7BT

Key Details

This attractive and light two-bedroom terraced property offers well-proportioned accommodation throughout, complemented by newly installed flooring, a recently fitted kitchen and a generous rear courtyard garden.

2 2 1 78.4 sq.m

Freehold

Guide Price

£180,000

- Central location
- Beautifully decorated
- New kitchen
- New flooring
- Rear courtyard garden



Gallery









Character and space combine in this bright period home, with impressive high ceilings, spacious reception rooms and two generous bedrooms. Early viewing is highly recommended.

Description

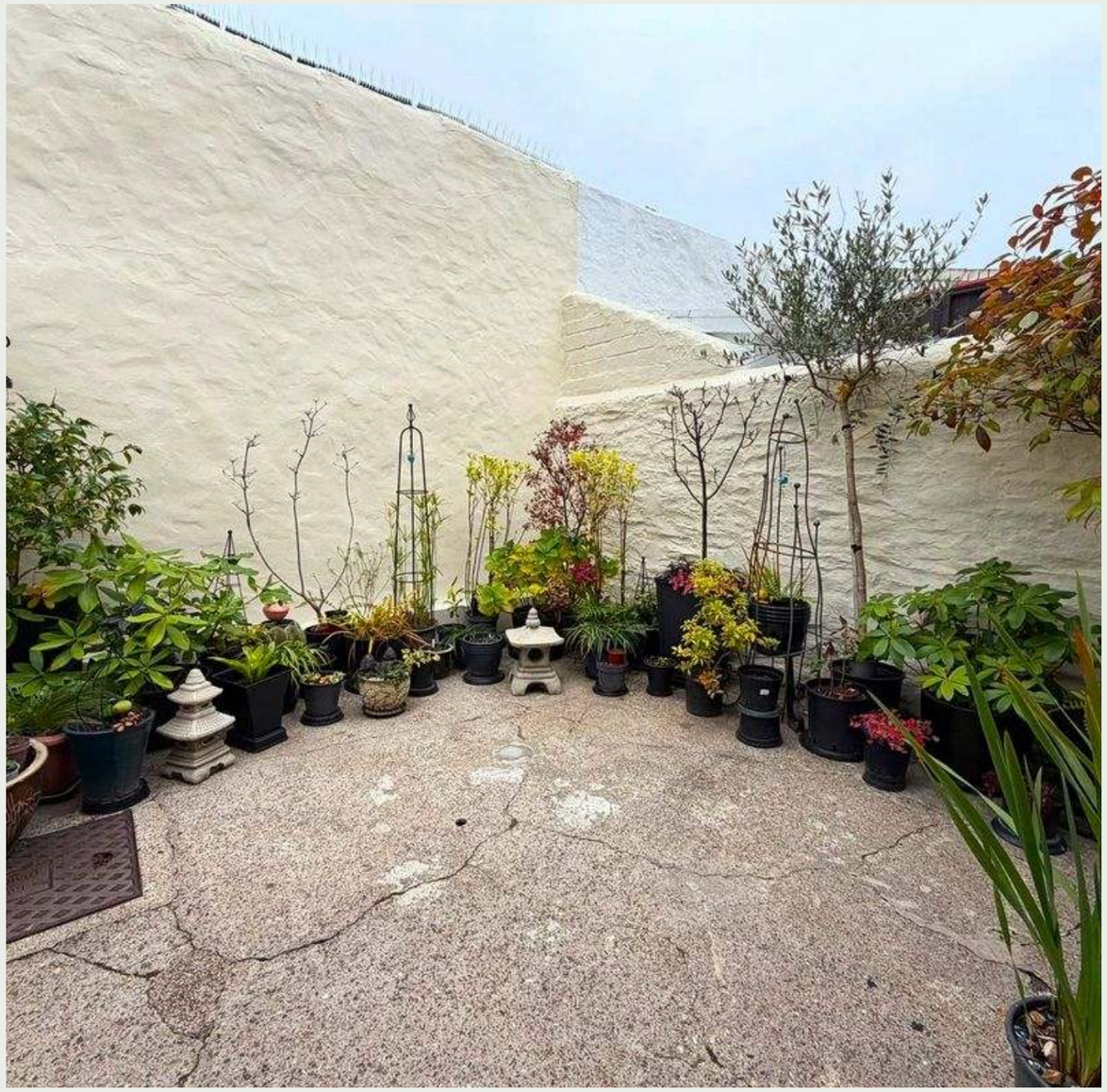
Upon entering the property, you are welcomed into an entrance hall which leads through to the front reception room, currently arranged as a spacious dining room, enjoying a pleasant outlook over the front aspect. To the rear is a cosy and inviting living room, featuring useful built-in storage, a fireplace with mantlepiece and a large window overlooking the courtyard garden, allowing plenty of natural light to flow into the space.

Positioned at the rear of the property is the newly installed kitchen, offering ample worktop space and a thoughtfully designed cooker area, complete with a new cooker and two-ring gas hob connected to the mains gas supply.

Upstairs, the property continues to impress with two generously proportioned double bedrooms, both benefiting from high ceilings and ample space for freestanding furniture. The first-floor accommodation is completed by a three-piece bathroom suite and a useful airing cupboard housing the newly installed electric hot water cylinder.

Further benefits include newly installed flooring throughout, large windows and an abundance of natural light, creating a bright and welcoming feel throughout the home.

To the front, a useful and secure porch area adds to the property.
Externally, the property enjoys a low-maintenance, spacious and sunny rear courtyard garden, providing an excellent outdoor space for relaxing or enjoying some potting gardening. There is ample room for outdoor furniture, plants, together with the added benefit of an outside WC.



Services & Additional Information

Mobile

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.

Broadband

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

Services & Outgoings

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

Local Authority & Council Tax

North Devon Council - Band A

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

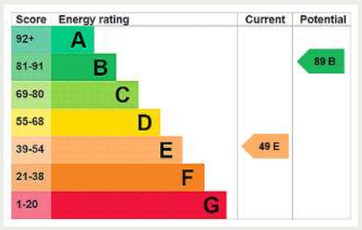
Traditional

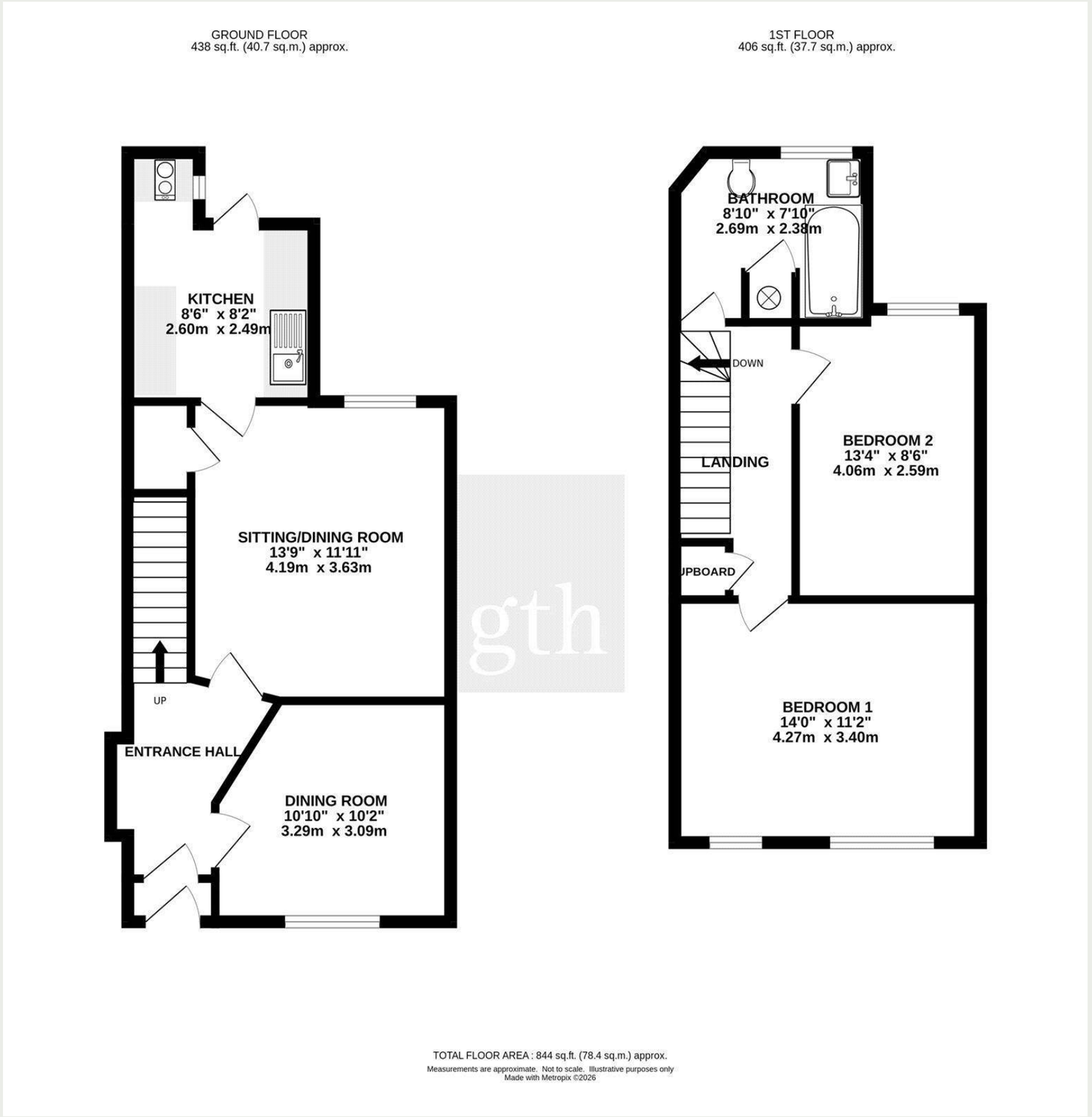
Plans

Internal Floor Area

78.4 sq.m

EPC Rating = E

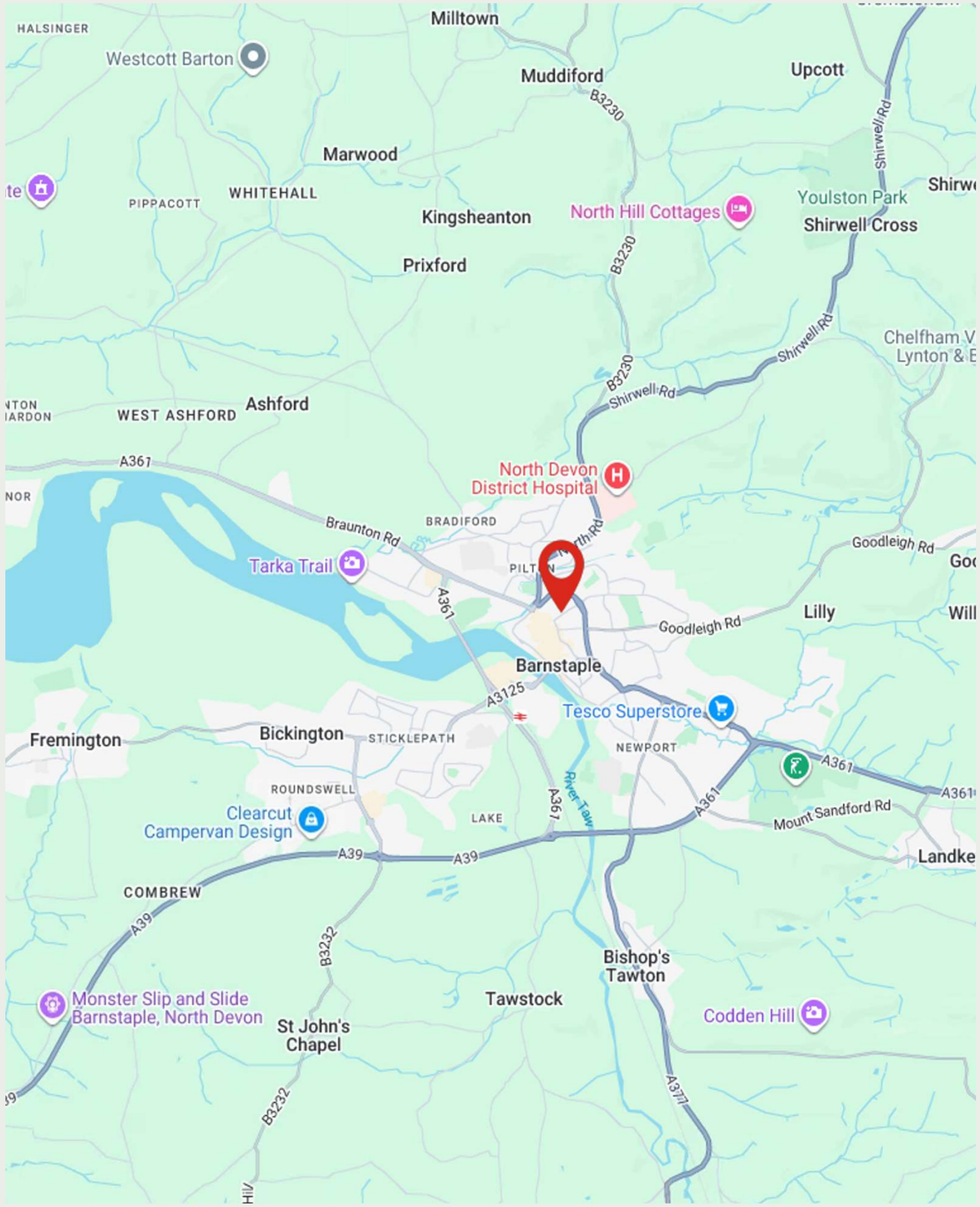




Location

Situation

Barnstaple, the historic and regional centre of North Devon has an extensive range of commercial, educational and recreational facilities benefitting 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. B ishops Tawton has easy access onto 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.



Directions

copies.boost.ladder

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

Book a Market Appraisal

Property Search

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