



 **John
Smale**
& Co. Since 1900
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FOR SALE

Fair View, Pilton, Barnstaple, Devon, EX31 1JR

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Guide Price £199,950

John Smale & Co are delighted to offer to the market this THREE BEDROOM TERRACED HOUSE in NEED OF GENERAL MODERNISATION AND IMPROVEMENT and being within easy level walking distance to Barnstaple Town Centre and all the amenities it offers, offering fantastic potential to add value throughout.

Entering the property over the PAVED PATIO AREA to the front you are greeted by a MODEST ENTRANCE HALL, perfect for shoes and coats. There is a well-proportioned and bright LOUNGE with front aspect double glazed window, a gas fireplace and useful under-stairs storage. The KITCHEN-DINER is bright and airy with rear facing window and sliding door giving access to the REAR GARDEN which allows plenty of light to the room. The KITCHEN benefits from fitted cabinet storage, a four ring gas hob cooker and washer dryer and with a bit of love, this room could be a fantastic hub for entertaining in, as it leads to the part-lawn, part-paved REAR GARDEN.

From the ENTRANCE HALL stairs lead to the FIRST FLOOR LANDING, where there are THREE BEDROOMS and a WALK-IN SHOWER ROOM/WET ROOM with shower, low level W/C and pedestal wash hand basin. The main bedroom is a fantastic size and features built-in wardrobe space and front aspect double glazed window. Bedroom Two has a rear aspect with double glazed window and plenty of space for standing units. Bedroom Three is well-proportioned, which has built-in storage and front facing double glazed window.

The REAR GARDEN is part lawn and part paved. At the end of the garden is an OFF ROAD PARKING SPACE for one vehicle.

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Mid Terraced House
In Need Of Updating And Improvement
Three Bedrooms
Rear Garden
Generously Proportioned Rooms
Off Road Parking Space
Close Proximity To Amenities
Potential To Add Value
No Onward Chain

Front Door Leading To

Living Room

14' 10" x 12' 0" (4.52m x 3.66m)

Kitchen

17' 10" x 8' 0" (5.44m x 2.44m)

Dining Room

8' 3" x 6' 2" (2.51m x 1.88m)

Stairs To First Floor Landing

Bedroom One

11' 1" x 12' 0" (3.38m x 3.66m)

Bedroom Two

11' 6" x 8' 0" (3.51m x 2.44m)

Bedroom Three

7' 8" x 8' 10" (2.34m x 2.69m)

Bathroom

Outside

Paved patio area to the front. Enclosed rear garden being part lawn and part paved. At the end of the garden is an off road car parking space for one vehicle.

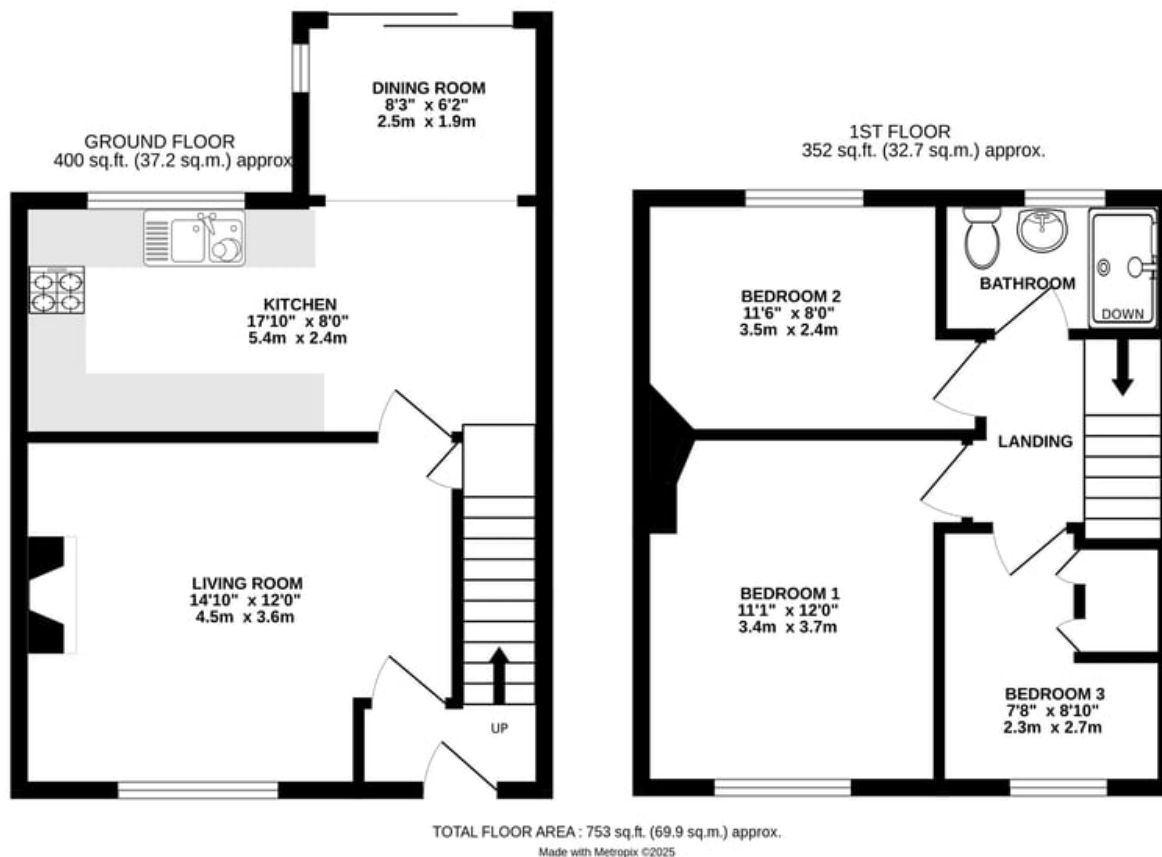
SERVICES

Services: We understand all mains services are connected. Council Tax Band: B. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC Energy Rating: D.

DIRECTIONS

For directions to the property, follow SatNav EX31 1JR.

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Property and Market leading independent
financial advice.*



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



