



4 Higher Maudlin Street, Barnstaple, EX32 7BJ

John
Smale & Co.
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BRITISH
PROPERTY
AWARDS
2017
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNSTAPLE



4 Higher Maudlin Street, Barnstaple, EX32 7BJ

£195,000

This is an attractive double fronted house, situated in a popular and convenient location, within a short walk to Barnstaple Town centre. The accommodation briefly comprises of; spacious living room, kitchen/diner, fitted kitchen, family bathroom and three double bedrooms. The property also benefits from double glazing, gas fired central heating and a large rear garden. It is an ideal family home, but equally is a great investment property, with proven excellent rental income. No onward chain.

Being conveniently located just a short walk from the town centre which offers an excellent range of everyday amenities including both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre in addition to a cinema, museums, schools and leisure centre.

4 Higher Maudlin Street, Barnstaple, EX32 7BJ

Double Fronted Terraced House
Short Walk To Town Centre
Spacious Living Room
Kitchen/Diner
Family Bathroom
Three Double Bedrooms
Large Rear Garden
Double Glazing
Gas Fired Central Heating
No Onward Chain

Entrance Hall

Cloak space, electric meter, smoke alarm, doors off to kitchen/diner and living room.

Living Room

6.97m x 4.17m (22' 10" x 13' 8")

Double glazed window to front aspect, patio doors to rear leading to garden, feature fireplace, understairs storage cupboard,

Kitchen/Diner

6.94m x 3.04m (22' 9" x 10')

Double glazed window to front aspect, range of fitted cupboards and drawers, sink with stainless steel draining board, built in Fridge and Freezer, cooker, space and plumbing for slim dishwasher, space and plumbing for washing machine, door to rear aspect, tiled flooring, smoke alarm.

First Floor

Landing

Stairs to loft space with good sized storage area, radiator, smoke alarm, spot lights.

Bathroom

3.32m x 2.98m (10' 11" x 9' 9") Suite comprising of corner bath, low level W/C, two pedestal wash hand basins, double shower cubicle, double glazed opaque window to rear aspect, heated towel rail, wood effect lino flooring, fitted cupboard with slatted shelves.

Bedroom One

4.20m x 3.47m (13' 9" x 11' 5")

Double glazed window to front aspect, radiator, feature fireplace.

Bedroom Two

3.50m x 3.32m (11' 6" x 10' 11")

Double glazed window to front aspect,

Bedroom Three

3.26m x 3.26m (10' 8" x 10' 8")

Double glazed window to rear elevation, radiator.

Outside

To the rear of the property is a large gravelled stone area and slope, leading to a lawned area, with flower borders and wooden shed.

Property Facts

Vendors status. No onward chain.

Tenants in place.

Rent currently achieved. £695 PCM.

Size of property. Approx. 1162 SQ FT.

Nearest Health Centre. Boutport Street.

Nearest Primary School. Barnstaple.

Nearest Secondary School. Barnstaple.

Barnstaple Town Centre. Short walk away.

Directions

Travel along Boutport Street and turn left into Vicarage Street. Continue along this Road and take the first turning on the right and the property can be found on the left hand side.

SERVICES

Mains connected. Gas, Electric and Water.

Council Tax Band. A.

SERVICES

DIRECTIONS

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