



18 Coronation Street, Barnstaple, Devon, EX32 7AY





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Asking Price £260,000

Enviably located on the 'royal crescent' part of Coronation Street and having the incalculable advantage of a private driveway and a garden so sunny that the owners fitted an awning over the patio doors, this charming 3 bedroom terraced house is a haven of tranquillity yet within walking distance of the High Street and town centre.

On the first floor, there are 3 bedrooms (2 doubles and a single) as well as a well appointed family bathroom with period style roll top bath. On the ground floor, the sitting room with its charming bay window and working fireplace is a delightful room, filled with light which enhances the high ceilings. Overlooking the rear garden is the spacious Dining Room, another light filled rooms, this time illuminated by full height patio doors, making al fresco dining in the summer months a simple pleasure. The southerly facing rear aspect enjoys sun into the evenings and the awning fitted to the rear of the house is testament to the sunny aspect. There is a well appointed kitchen and useful rear porch/utility room.

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Own Private Driveway - So Rare In The Town Centre  
3 Bedrooms  
Sitting Room With Bay Window And Working Fireplace  
Dining Room With Patio Doors To Garden  
Well Appointed Kitchen  
Family Bathroom With Roll Top Bath  
Sun Trap Rear Garden With Veg Plot  
Viewings Highly Recommended



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## Front Door To Entrance Hall

### Living Room

3.6m x 3.9m (11' 10" x 12' 10")

### Dining Room

3.6m x 3.7m (11' 10" x 12' 2")

### Kitchen

2.3m x 2.6m (7' 7" x 8' 6")

### Utility Room

1.5m x 2.0m (4' 11" x 6' 7")

## Stairs to First Floor Landing

### Bedroom One

10' 4" x 11' 6" (3.15m x 3.51m)

### Bedroom Two

3.2m x 3.5m (10' 6" x 11' 6")

### Bedroom Three

7' 2" x 7' 11" (2.18m x 2.41m)

### Family Bathroom

## Outside

To the front of the property is a gated driveway providing valuable off road parking. To the rear is a delightfully sunny garden, with sun enjoyed on the patio until the evenings. The garden is cleverly divided into different areas including a productive vegetable plot.

## SERVICES

Services: All Mains Services 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.

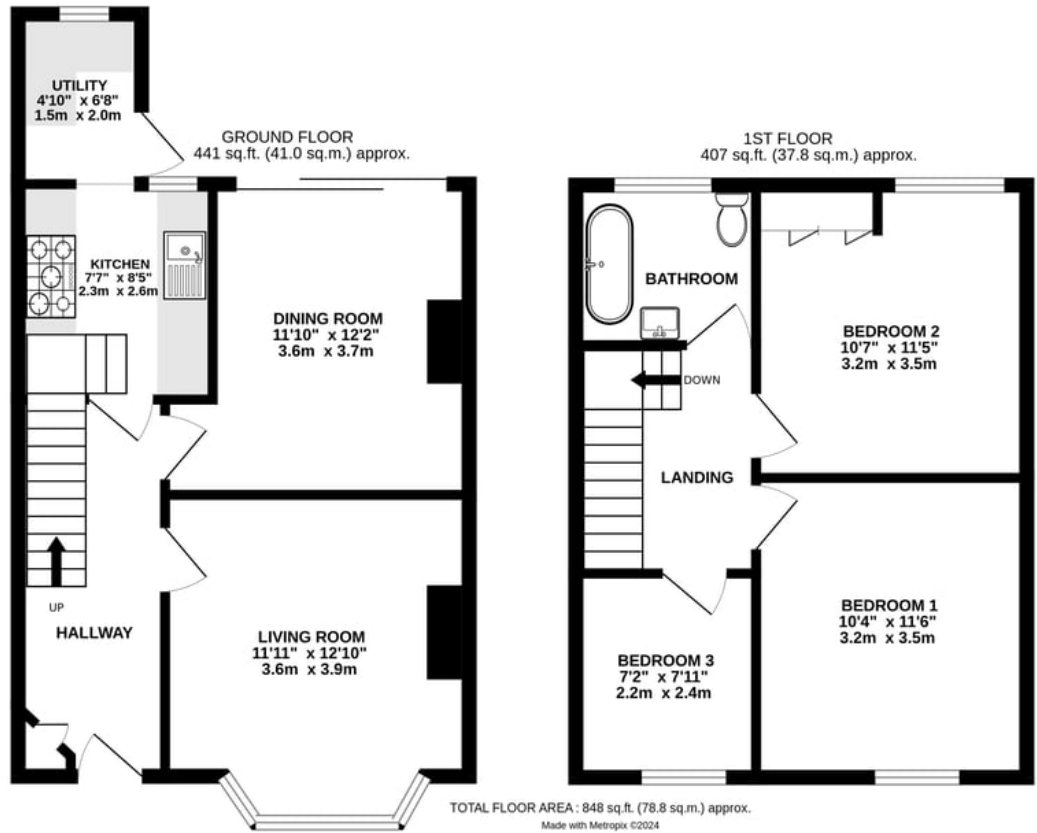
EPC Energy Rating: E.

## DIRECTIONS

Follow sat nav reference EX32 7AY and upon entering Coronation Street, the Crescent area will clearly be seen and number 18 can be identified with a John Smale & Co For Sale sign.

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



