



11 Hills View, Barnstaple, Devon, EX32 8BN



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Guide Price £375,000

Charmingly located opposite a lawned square reminiscent of the Garden Squares in Mayfair and Chelsea, this charming and much improved late Victorian property has been cleverly configured to maximise the light and space and now provides accommodation which begins with an impressive Master Suite on the ground floor with it's own dressing area and en-suite shower room. This beautifully decorated room puts one in mind of a boutique hotel, such is the standard of presentation. Also to the ground floor is an extended kitchen/dining room with stylish tiled flooring , a period former fireplace adding considerable charm, a variety of eye and base level units as well as space for a Range style cooker. To address the practicalities, there is a well fitted utility room with space for appliances and this room also offers 'Jack and Jill' access to the Master Bedroom's bathroom. The kitchen windows overlook the pretty Mediterranean style garden and there are bi-fold doors opening onto a sunny decked area, ideal for al fresco dining.

On the first floor is a simply stunning sitting room, with feature fireplace, stripped wooden floors and bay window overlooking the lawned square. A second cosy and intimate reception room is also on this floor, again with fireplace and this room, at the rear of the property, has a door opening onto a charming balcony enjoying a sunny aspect. Completing the first floor is a beautifully appointed family bathroom with both bath and shower. On the second floor are two further well proportioned bedrooms , thus completing the living accommodation.

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Beautifully Presented Late Victorian House  
Accommodation Over Three Floors  
First Floor Sitting Room With Pleasant Outlook  
Second Reception Room With Sunny Balcony  
Master Bedroom Suite with Dressing Room and Bathroom  
Charming and Characterful Kitchen Dining Room  
Beautifully Appointed Family Bathroom  
Sunny Mediterranean Style Garden  
Garage with Office Room Above  
Viewing Highly Recommended



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## Front Door To

Entrance Lobby

Entrance Hallway

Stairs to First Floor Landing.

**Master Bedroom**

15' 8" x 12' 11" (4.78m x 3.94m)

**Dressing Room**

**En-Suite Shower Room**

## **Kitchen**

11' 6" x 9' 4" (3.51m x 2.84m)

## **Breakfast Room**

13' 4" x 9' 3" (4.06m x 2.82m)

## **Patio Area**

Located Off The Kitchen.

## **Utility Room**

## **FIRST FLOOR**

## **Lounge**

16' 8" x 12' 1" (5.08m x 3.68m)

## **Second Lounge / Bedroom**

11' 10" x 9' 11" (3.61m x 3.02m) Currently arranged as a Sitting Room.

## **Balcony**

Located off the Second Lounge/Bedroom.

## **Family Bathroom**

## **SECOND FLOOR**

### **Bedroom**

15' 9" x 11' 11" (4.80m x 3.63m)

### **Bedroom**

12' 5" x 9' 7" (3.78m x 2.92m)

### **Outside**

To the outside front of the property is an enclosed courtyard style garden area with wrought iron gate and mature shrubs offering increased privacy, whilst to the rear is a charming patio garden, well planted with a range of mature plants and enjoying a sunny aspect. To the rear is a spacious garage with roller shutter door and above the garage is a most useful office space.

### **Garage With Studio Above**

17' 8" x 15' 3" (5.38m x 4.65m)

### **SERVICES**

Services: All Mains Services Are Available.

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**

From Bear Street head away from town centre, crossing straight over the traffic lights and continue along until seeing the turning for Hills View on the right, and the property will be found a short distance up on the right hand side.

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TOTAL FLOOR AREA: 2082 sq ft (193.4 sq m.) approx.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>	64	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



