



4 Bingham Crescent, Barnstaple, Devon, EX32 8BZ





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Guide Price £275,000

Set within walking distance of Barnstaple town centre is this recently refurbished Southerly facing 3 bed roomed double glazed and gas centrally heated end terraced house with ample off road parking and a split level rear garden. The double glazing, boiler and woodburner are all new additions to the property within the last 4 years.

Briefly the accommodation provides entrance lobby and hallway, lounge, dining room, kitchen, utility room and ground floor shower room. Whilst to the first floor are 3 bedrooms and a bathroom, with a storage room to the second floor. To the front of the house is ample parking. To the side is a workshop/store and yard and to the rear a split level garden. It is thought by the selling agents that this property would provide a most comfortable family residence.

Close to the property are local facilities of a shop/post office, takeaway, hairdressers and a service station. Within walking distance is the town of Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues. The North Devon Link Road/A361 is accessible nearby and provides a link to Junction 27 of the M5 leading to the national motorway network.

In all, a delightful well presented house providing adaptable accommodation ideally suited to provide a comfortable family residence of which your early internal inspection is advised!

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End Terraced House
Double Glazing
Gas Central Heating
Recently Refurbished
Bath And Shower Rooms
Split Level Rear Gardens
Views From Front Elevation
Easy Access To Town Centre
Ample On Site Parking



Panelled Entrance Door

With glazed side screen and adjacent courtesy lighting gives access to

Entrance Lobby

Laminate flooring. Glazed door to courtyard and door to

Entrance Hall

Double glazed window to rear elevation. Vertical radiator, laminate flooring, understairs cupboard housing Ideal gas fired boiler serving the domestic hot water and central heating systems. Staircase to first floor landing.

Lounge

17' 8" x 15' 5" maximum (5.38m x 4.70m maximum) Double glazed bay window . Fireplace with slate hearth and wooden mantel over housing woodburning stove. TV aerial point, 2 vertical radiators and laminate flooring. Door to

Kitchen

14' 8" maximum x 9' 4" maximum (4.47m max x 2.84m max) Fitted with a range of units comprising inset one and a half bowl sink unit with mixer tap with cupboards under, a range of matching units with solid Oak worktops throughout, matching wall cupboards. tiled splashbacks, fitted double oven and hob with stainless steel canopy style cooker hood over, space and plumbing for dishwasher, walk-in pantry cupboard, breakfast bar. Doors to

Dining Room

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed Velux windows and doors to garden, vertical radiator, carpet.

Shower Room

Double glazed window. Glazed corner shower cubicle with "rainfall" fitment. Vanity wash hand basin, low level flush W/C, tiled splashbacks and Chrome heated towel rail.

Utility

Double glazed windows and door to exterior. Fitted work surface with inset stainless steel sink with mixer tap and cupboard under. Space and plumbing for washing machine, tiled splashbacks, radiator and laminate flooring.

First Floor Landing

Staircase to second floor. Carpet.

Bedroom One

14' 7" x 8' 8" (4.45m x 2.64m) A dual aspect room with double glazed windows . Views over Barnstaple, radiator and carpet.

Bedroom Two

14' 7" x 9' 5" (4.45m x 2.87m) A dual aspect room with double glazing windows. Views over Barnstaple, radiator and carpet.

Bedroom Three

8' 0" x 6' 0" (2.44m x 1.83m) Double glazed window. Vertical radiator and carpet.

Bathroom

Double glazed window. Freestanding "ball and clawed" bath with mixer tap, vanity wash hand basin, low level flush W/C, tiled splashbacks, vertical radiator and laminate flooring

Stairs to Second Floor

Utilised as a storage facility with 2 Velux windows and eaves storage areas.

Outside

Access to the property is via wooden entrance gates over a brick paved parking area providing space for 3/4 vehicles. To the side of the house is a workshop/store with courtyard behind with an external water tap. To the rear is an enclosed split level garden - the lower level having artificial lawn, brick-built barbeque and an external tap with steps leading up to lawned and decked area.

SERVICES

Services: All mains services are available.

Council Tax Band: A.

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 Barnstaple Town Centre depart as though to Bratton Fleming/Goodleigh. Before reaching Barnstaple Cemetery, turn right into Sowden Lane continuing onwards and downhill down Constitution Hill, where just before the roundabout turn left into John Gay Road and immediately left into Bingham Crescent, where the property is located on the right hand side.

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TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England, Scotland & Wales			
EU Directive 2002/91/EC			



