

Long Meadow Drive, Barnstaple  
£750 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Modern End Terrace House
- Garage & Off Road Parking
- Lounge/Diner - Doors to Garden
- Double Glazing & Gas Central Heating
- Available Mid November For Long Term Let

- Close to Amenities & Town Centre
- Kitchen & Ground Floor W/C
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden

# 8 Long Meadow Drive, Barnstaple, Devon, EX32 7RA

A modern end terraced house, situated with a popular and convenient location, close to the Town Centre, Schools and a wide range of amenities. It benefits from gas fired central heating and double glazing throughout, along with an enclosed rear garden and single garage with additional car park space to the front. Accommodation comprises of an entrance hall, ground floor W/C, lounge/diner with access to the garden, good sized fitted kitchen, three bedrooms and a family bathroom. Available mid November 2019 for a long term let.

## Entrance Hall

Double glazed door, stairs to first floor.

## Cloakroom

Double glazed window, W/C, hand basin, radiator.

## Lounge

3.98m x 5.81m (13' 1" x 19' 1")

Double glazed patio doors to garden, double glazed window, radiator, laminate flooring, space for table and chairs.

## Kitchen

3.05m x 4.86m (10' 0" x 15' 11")

Double glazed window, range of fitted cupboards and drawers, gas fired boiler, space for fridge/freezer, range cooker.

## First Floor Landing

Doors off to bedrooms and family bathroom, fitted carpet.

## Bedroom One

2.96m x 4.28m (9' 9" x 14' 1")

## Bedroom Two

2.74m x 3.18m (9' 0" x 10' 5")

## Bedroom Three

2.66m x 2.78m (8' 9" x 9' 1")

## Bathroom

1.81m x 3.05m (5' 11" x 10' 0")

Bath, shower cubicle, W/C, hand basin, radiator, laminate flooring.

## Outside

Garage. 2.40M X 4.86M. The garage has up and over door, electric and lighting. There is also an additional car park space, side garden area and larger enclosed garden to the rear.

## Services

Mains Services Connected. Gas, Electric and Water.

## Directions

From Pilton Causeway, travel down St Georges Road passing Garage on your left hand side. Follow road and after passing a CO OP store on your left, take the next left turn into Long Meadow Drive. Continue along the road and number 8 will be found on your left hand side, with 'To Let' board clearly displayed.



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