



11 Rolle Street, Barnstaple, Devon, EX31 1JN





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£225,000

John Smale and Co are delighted to offer this Charming Terraced House, situated within a short level stroll to Barnstaple town centre, excellent bus links and Pilton Park. The property has retained many character features, whilst sympathetically blending period charm and modern day requirements, such as a Stylish Fitted Kitchen and Spacious Bathroom Suite. As well as the well presented accommodation, this lovely home benefits from an Attractive Enclosed Courtyard Style Garden, Gas Central Heating, Double Glazing and a Generous Garage/Workshop with Vehicle Access. The traditional layout briefly comprises of an Entrance Porch, Hallway, Sitting Room, Dining Room, steps down to Kitchen with a range of integrated appliances, Utility Room, First Floor Contemporary Bathroom Suite and two double bedrooms, including a Large Main Bedroom with two windows and a wall-to-wall fitted wardrobe.

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Victorian Terraced House  
Short Walk to Town Centre and Amenities  
Character Features  
Two Reception Rooms  
Stylish Fitted Kitchen  
Utility Room  
Two Double Bedrooms  
Large First Floor Bathroom  
Front and Rear Garden  
Garage/Workshop with Vehicle Access



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## Hallway

### Sitting Room

3.48m x 3.18m (11' 5" x 10' 5")

### Dining Room

4.60m x 3.15m (15' 1" x 10' 4")

### Kitchen

2.27m x 3.65m (7' 5" x 12' 0")

### Utility Room

2.27m x 1.90m (7' 5" x 6' 3")

## First Floor Landing

### Bedroom One

3.97m (plus wardrobe recess) x 3.16m (13' 0" (plus wardrobe recess x 10' 4"))

### Bedroom Two

3.65m x 3.18m (12' 0" x 10' 5")

### Bathroom

2.28m x 3.97m (7' 6" x 13' 0") With airing cupboard.

## Outside

## Garage

4.48m x 5.75m (14' 8" x 18' 10")

## SERVICES

Services. All Mains Services Connected. Gas, Electric and Water.

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: TBC.

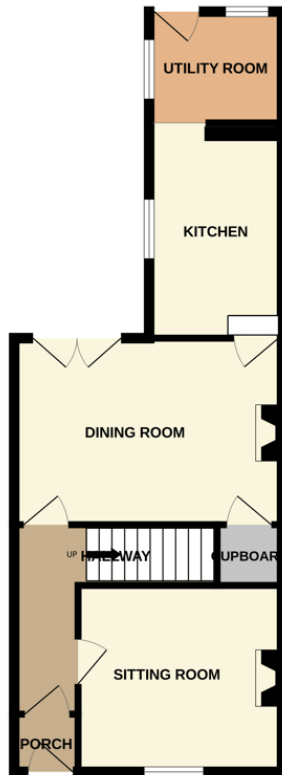
## DIRECTIONS

From Rolle Quay, head out of Barnstaple in the direction of Braunton and onto Rolle Street. The property will be found on your left hand side with number plate clearly displayed.

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GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.  
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