



- Investment Opportunity
- Ground Floor Flat and First and Second Floor Maisonette
- Gas Fired Central Heating and Double Glazing
- Within Easy Walking Distance Of The Town Centre

- Small Yard With Ground Floor Flat
- Originally Built As A Four Bedroom Town House And Currently Arranged As A Ground Floor Apartment With A Maisonette Above
- Resident's Parking

# 32 Sunflower Road, Barnstaple, Devon, EX32 7DU

Situated on Sunflower Road off Bear Street is this Terraced House divided into Two Separate Units - one being a Ground Floor Flat and also a Two Storey First and Second Floor Maisonette. Both properties benefit from Gas Fired Central Heating - each with it's own boiler and double glazed windows. As investment opportunities such as this rarely become available, an internal viewing is highly recommended. Sunflower Road is a turning off Bear Street in the town and is therefore within walking distance of all the main amenities available in Barnstaple, to include the railway station and leisure centre.

## GROUND FLOOR FLAT Lounge

3.64m x 3.64m (11' 11" x 11' 11") Window to front. Radiator. Walk through to Dining Room.

## Dining Room

4.28m x 3.66m (14' 1" x 12' 0"). Currently used as a Bedroom.

## Kitchen

2.52m x 2.48m (8' 3" x 8' 2") Door out to the side and rear yard area. Fitted with wall and base units, single drainer sink unit, cooker, work surfaces, power points. Door to Inner Hall.

## Inner Hall Utility Area

Housing wall mounted boiler. Wash machine and laundry area.

## Shower Room

1.81m x 1.69m (5' 11" x 5' 7") Enclosed shower cubicle, low level W/C, pedestal wash hand basin and radiator.

## Bedroom

3.10m x 2.423m (10' 2" x 7' 11") Windows to the side and rear. Radiator and fitted wardrobes.

## Outside Area

There is a small yard to the side and rear of the property.

## FIRST FLOOR MAISONETTE Kitchen

3.66m x 3.27m (12' 0" x 10' 9") Fitted with wall and base units, work surfaces, single drainer sink unit, washing machine, wall mounted boiler. Doorway to Staircase up to the First Floor. Doorway to Lounge.

## Lounge

4.27m x 3.73m (14' 0" x 12' 3") Two windows to front. Two radiators.

## Second Floor Bedroom

4.27m x 3.79m (14' 0" x 12' 5") Window to front. Fire surround, radiator and shelving.

## Shower Room

Shower cubicle, low level W/C, wash basin and radiator.

## Bedroom / Study

3.21m x 2.11m (10' 6" x 6' 11") Window to rear. Radiator. Limited head height.

## Agents Note

GF Flat £530 PCM. Maisonette £620 PCM both include water. **ORIGINALLY BUILT AS A FOUR BEDROOM TOWN HOUSE AND CURRENTLY ARRANGED AS A GROUND FLOOR APARMENT WITH A MAISONETTE ABOVE.**

## Services

Services: All Mains Services Are Connected. Council Tax Band: Ground Floor Flat: A. Maisonette: A. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC: Ground Floor Flat: D. Maisonette: D.



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