

Barbican Road, Barnstaple, Barnstaple  
£625 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Character Cottage
- Courtyard Garden
- Flat Walk into Town
- Available NOW

- Two Double Bedrooms
- Nearby Roadside Parking
- Double Glazed & Gas Centrally Heated

A lovely character cottage, situated within walking distance to the Town Centre and a wide range of amenities and attractions, including the Picturesque Rock Park. The accommodation is well presented throughout, with a fusion of modern day requirements and character features. It benefits from gas fired central heating and double glazed windows throughout, along with an enclosed courtyard garden and nearby parking space. The layout comprises of a living room, modern fitted kitchen/diner, two double bedrooms and a first floor bathroom. Available Now.

## Outside

At the end of the terrace is a parking area, which is easily accessed and shared with a purpose built block of flats. The vendors have one car park space. The entrance to the cottage is to the front and via a pedestrian pathway. To the rear is a private and enclosed courtyard garden with utility/storage shed, which has space and plumbing for a washing machine and dryer.

## Services

Mains Connected: Gas electric and Water.

Council Tax Band: A

## Ground Floor

### Living Room

3.05m x 4.30m (10' 0" x 14' 1")

Double glazed window, radiator, fireplace, beamed ceiling.

### Kitchen/Diner

3.05m x 4.30m (10' 0" x 14' 1")

Double glazed window to side aspect, door to courtyard garden, space for table and chairs, range of fitted cupboards and drawers, stainless steel sink with draining board, built in electric over and gas hob with extractor hood over, beamed ceiling, pantry, laminate flooring.

## First Floor

### Bedroom One

3.05m x 4.10m (10' 0" x 13' 5")

Double glazed window, radiator, fitted carpet.

### Bedroom Two

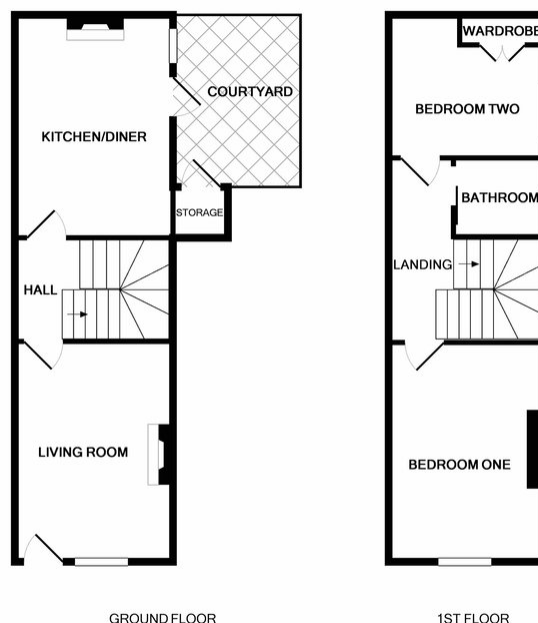
3.05m x 2.70m (10' 0" x 8' 10")

Double glazed window, radiator, fitted carpet.

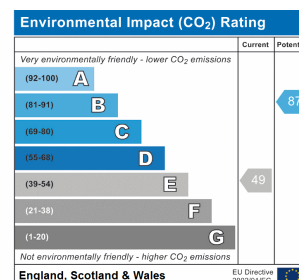
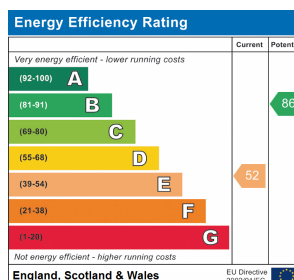
### Bathroom

1.65m x 1.80m (5' 5" x 5' 11")

Double glazed window, suite comprising bath with shower over, pedestal hand basin, W/C, radiator, laminate flooring.



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