

Trinity Street, Barnstaple

£775 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Three bed House
- Recently Refurbished
- Outside Yard

- New Kitchen
- Close to Town Centre

1 Laurel Cottages, Trinity Street, Barnstaple, Devon, EX32 8JB

Immaculate 2/3 bed terraced cottage situated close to the town centre and local amenities. Recently fully refurbished, providing an open plan lounge/dining area. Modern fully fitted Kitchen, with back door to yard area. On the first floor are 2 bedrooms and a family bathroom. Further attic bedroom. Yard area. Fully double glazed and gas central heating.

Ground Floor

Entrance

Front door into Hallway

Lounge

3.65m x 3.93m (12' 0" x 12' 11")
Open archway to:

Dining Room

3.52m x 3.93m (11' 7" x 12' 11")

Kitchen

4.41m x 2.11m (14' 6" x 6' 11")
Modern fully fitted Kitchen

First Floor

Bedroom One

3.76m x 3.21m (12' 4" x 10' 6")

Bedroom Two

2.89m x 2.47m (9' 6" x 8' 1")

Bathroom

2.87m x 2.47m (9' 5" x 8' 1")
Shower, W.C, sink and bath

Second Floor

Attic Room

4.58m x 3.69m (15' 0" x 12' 1")

Outside

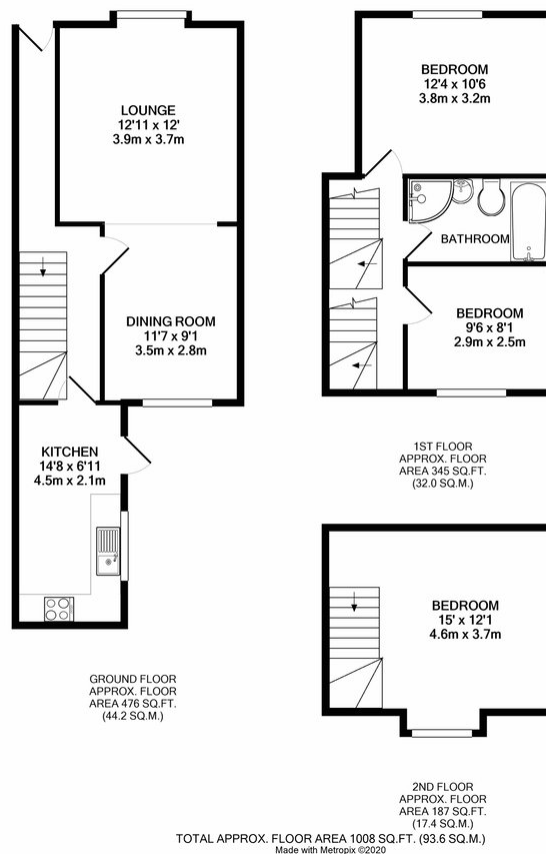
Rear yard area

Services

Mains connected, Electric, Gas and Water.

Directions

Walking from the direction of the Bus station, past Higher Church st and Salem St, shortly after the allotments on the right is Laurel Cottages.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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