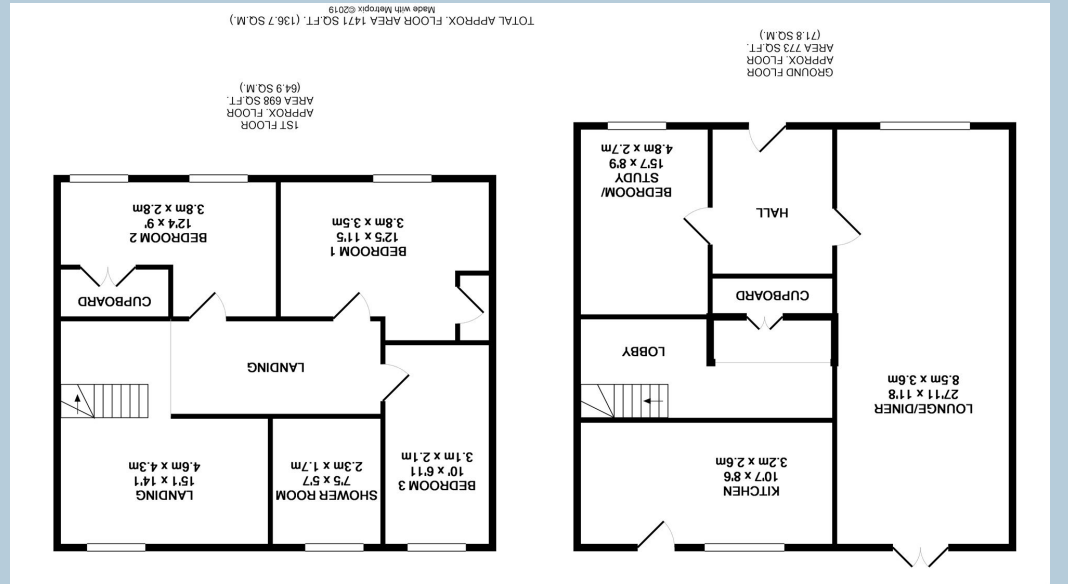
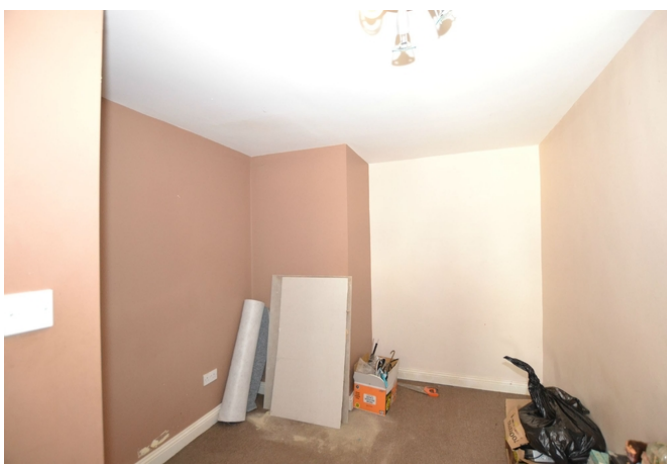


These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



2 Miller Crescent Barnstaple

- 8M Living Room
- Bed 4/ Study
- Fitted Kitchen
- Lobby
- 3 First Floor Bedrooms
- Luxury Shower Room
- Large Garden with Shed
- Gas Fired Radiator Central Heating
- Double Glazing
- Fitted Carpets
- No on-going chain



£185,000 Freehold

A very spacious four bedroom terraced house, benefitting from double glazing, gas fired central heating, fitted kitchen and a luxurious modern shower room.

The 4th bedroom is on the ground floor, whilst the lounge extends to over 8m, the kitchen is well fitted and includes a gas cooker. Externally, the good size rear garden is an absolute sun trap and mainly laid as a decked area.

The three first floor bedrooms are all a good size and the house has a great shower room.

Miller Crescent is located at the end of Bicton Street, therefore ideal for access into the town centre, with its many and varied amenities.

Hallway

Double glazed front door, doors to Bedroom 4/Study and living room

Living Room

Window to front, French doors to rear, 3 radiators, door to:

Lobby

Stairs to the first floor, storage cupboard with louvre doors

Kitchen

Fitted with a range of wall and base units, ample work surfaces, gas cooker (un-tested), window and door into the rear garden

Bedroom 4

Potential fourth bedroom or a study, window to front, radiator

First Floor

Landing

Window to rear, access to loft space

Bedroom 1

Window to front, radiator, fitted cupboards with Louvre doors

Bedroom 2

Twin aspect windows to the front, radiator, fitted over stairs cupboards with Louvre doors.

Bedroom 3

Window to rear, radiator

Family Shower Room

Well fitted with a heated towel rail, low level wc, vanity wash hand basin with inset cupboard, tiled floor, frosted window to rear, double shower cubicle with multi head/jet shower unit, inset spot lights

Garden

Laid as a decked area having a sunny aspect, large shed with power supplied, outside ta,

Front Garden

Walled garden with stepped pathway to front door

Special Feature

Yeo Vale School is within a quarter mile
Chaddiford Lane and Park School both approx. 2 miles
The District Hospital is approx. 2 miles
The Town is within 0.5 of a mile
Approximate rental £750 pcm

SERVICES

All main services supplied
Council Tax Band A

DIRECTIONS

Proceed on the Inner Relief Road, at the lights turn up Bear Street in the direction of Goodleigh, after two hundred yards, turn left onto Bicton Street, proceed to the mini roundabout and turn left again into Miller Crescent and number 2 is the second house on the left.

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