



Ashleigh Road, Barnstaple, Devon, EX32 8JY



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Guide Price £500,000

Entering the property through the wonderful stained glass inner door into the bright and SPACIOUS MAIN HALLWAY, you are presented with wonderful high ceilings and doors to the LIVING ROOM, DINING ROOM, STUDY and round the corner a gorgeous, wide stairwell leads both down to the lower ground and up to the first floor. The LIVING ROOM is well proportioned and bright, benefitting from light from the double glazed front aspect window, with lovely high ceilings and ornate fireplace. The doorway opposite leads you to the STUDY, which again is well lit from a front facing window and again has those beautiful high ceilings and a fireplace - this room could easily be utilised as a sixth BEDROOM. The DINING ROOM is a great size, has light flooding in from the rear aspect double glazed window, which offers lovely views of the rear garden. A doorway leads you through to the well proportioned and immaculately presented KITCHEN. The Kitchen has plenty of worktop space thanks to the low and mid-level integrated appliances. Light spills in through the rear facing window again offering gorgeous views of the garden. A doorway from the KITCHEN leads you through to what could be described as a CLOAKROOM, offering a handy space for shoes and coats, a separate entrance to the property and a door out to the REAR GARDEN. Heading up the stairs to the FIRST FLOOR, you are met by a spacious landing with doors to the MASTER BEDROOM, BEDROOMS 2, 3 and 4 as well as the FAMILY BATHROOM, SHOWER ROOM and a large storage cupboard. The MASTER BEDROOM is bright and spacious, has a wonderful feature fireplace and a double glazed bay window offering lovely views of the rear garden. BEDROOM 2 is again bright and airy, with a front aspect double glazed window allowing lots of light, with plenty of space for floor standing furniture. BEDROOM 3 is a well proportioned single bedroom, again flooded with light from a front aspect double glazed window. BEDROOM 4 - a double, has another wonderful feature fireplace and a front aspect double glazed window allowing plenty of light in. The FAMILY BATHROOM is well proportioned and bright, features a shower, bath, W/C and pedestal wash hand basin with neat paintwork and tiling throughout. A second separate SHOWER ROOM next to the bathroom, is again well presented and features a shower cubicle, W/C and pedestal wash hand basin. Heading up the stairs to the SECOND FLOOR, you are met with BEDROOM 5, which is gloriously well lit, has plenty of space for furniture, benefits from an adjoining DRESSING ROOM and masses of eave storage. Heading down the stairs to the BASEMENT FLOOR, doors leading to two monstrous STORAGE ROOMS/WORKSHOP SPACES and the SNUG. The snug has doors leading to a W/C, UTILITY ROOM as well as French doors leading to the REAR GARDEN. The W/C is fitted with a wash hand basin and W/C and is neatly presented. The UTILITY ROOM has plenty of workspace and is a great area to do the laundry.

Outside, the REAR GARDEN is wonderfully manicured, with neat paving and lawn, with wonderful tall trees dotted around the outside edge, making sure the garden offers a high degree of privacy. To the front, the property benefits from off road parking for two cars.

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Character Semi-Detached House
Sought After Town Centre Location
Larger Than Average Four Storey Property
High Ceilings And Feature Fireplaces Throughout
Well Proportioned Room Sizes
Master Bedroom
5 Further Bedrooms
Family Bathroom
Utility Room
Wonderful Rear Garden
Off Road Parking



Entrance Hallway

With stairs to First Floor Landing and stairs leading to Basement Floor.

Living Room

14' 1" x 19' 0" (4.29m x 5.79m)

Second Living Room

14' 3" x 12' 7" (4.34m x 3.84m)

Dining Room

13' 0" x 16' 7" (3.96m x 5.05m)

Kitchen

9' 11" x 14' 8" (3.02m x 4.47m)

BASEMENT FLOOR

Snug

19' 1" x 14' 8" (5.82m x 4.47m)

Utility Room

3' 10" x 8' 10" (1.17m x 2.69m)

W/C

FIRST FLOOR LANDING

With stairs to Second Floor.

Bedroom One

11' 9" x 18' 2" (3.58m x 5.54m)

Bedroom Two

11' 9" x 17' 1" (3.58m x 5.21m)

Bedroom Three

8' 1" x 13' 6" (2.46m x 4.11m)

Bedroom Four

12' 2" x 10' 8" (3.71m x 3.25m)

Family Bathroom

Shower Room

SECOND FLOOR

Bedroom Five

22' 5" x 8' 9" (6.83m x 2.67m)

Dressing Room/Bedroom Six

9' 7" x 12' 10" (2.92m x 3.91m)

Outside

To the front, there is parking for two cars. To the rear, there is a wonderfully manicured garden with neat paving and lawn, with wonderful tall trees dotted around the outside edge, making sure the garden offers a high degree of privacy.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

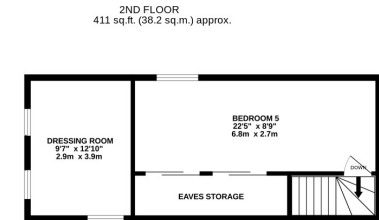
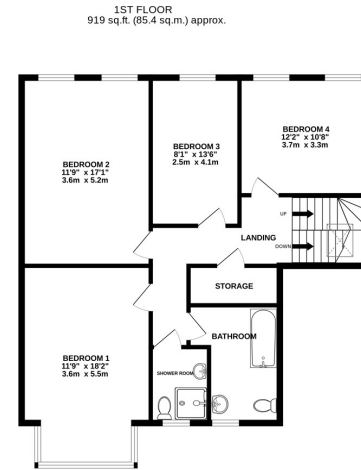
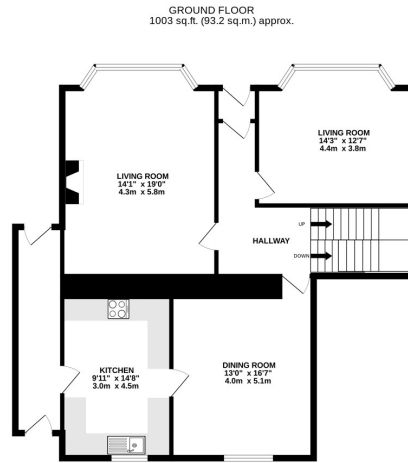
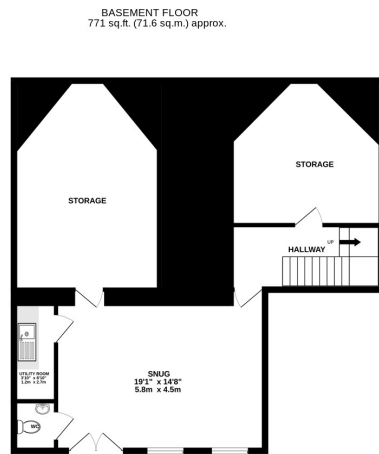
EPC Energy Rating: D.

DIRECTIONS

To locate the property, follow SatNav EX32 8JY.

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TOTAL FLOOR AREA : 3104 sq.ft. (288.4 sq.m.) approx.
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