

Sunflower Road, Barnstaple
O.I.R.O. £200,000



- Investment Opportunity
- Ground Floor Flat and First and Second Floor Maisonette
- Resident's Parking

- Small Yard With Ground Floor Flat
- Gas Fired Central Heating and Double Glazing
- Within Easy Walking Distance Of The Town Centre

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, which includes water. Tenant in place. Maisonette £635 PCM, which includes water. Vacant .

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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