

Chartered Surveyors Residential & Commercial Consultants





- **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





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**

 $3.64m \times 3.64m (11' 11" \times 11' 11")$  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

 $2.52m \times 2.48m$  (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**

 $1.81 \text{m} \times 1.69 \text{m}$  (5' 11" x 5' 7") Enclosed shower cubicle, low level W/C, pedestal wash hand basin and radiator.

# Bedroom

 $3.10m \times 2.423m (10' 2" \times 7' 11")$  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  $\times$  3.27m (12' 0"  $\times$  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

 $4.27m \times 3.73m (14' 0" \times 12' 3")$  Two windows to front. Two radiators.

#### Second Floor Bedroom

 $4.27m \times 3.79m (14' 0" \times 12' 5")$  Window to front. Fire surround, radiator and shelving.

#### **Shower Room**

Shower cubicle, low level W/C, wash basin and radiator.

## Bedroom / Study

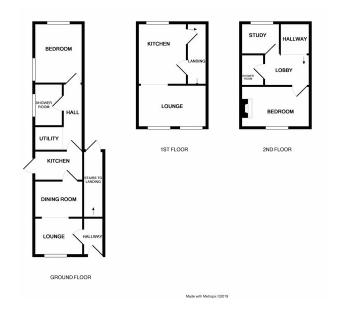
 $3.21m \times 2.11m (10' 6" \times 6' 11")$  Window to rear. Radiator. Limited head height.

### **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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