



- End Of Terrace House
- Gas Central Heating
- South Facing Rear Courtyard
- Close To Tarka Trail
- Conservatory

- PVC Double Glazed
- Easy Level Access To Town Centre
- Residents Permit Parking To Front
- Two Double Bedrooms
- No Onward Sales Chain

14 Western Terrace, Barnstaple, Barnstaple, Devon, EX31 1JG

14 Western Terrace comprises of an End Terraced Traditional Period House having accommodation on two storeys which benefits from PVC double glazing and gas central heating. Available to the market with No Onward Chain, your early internal inspection is advised to avoid disappointment!!

The property is ideally located close to all the local amenities including recreational facilities such as a cinema, theatre, Tarka leisure centre and a range of shops, cafes, bars and restaurants within the centre of Barnstaple itself. It is also within short driving distance to some of the area's best beaches including Woolacombe, Croyde and Instow. The A361 North Devon Link Road also provides convenient access to the M5 motorway and within close proximity to Barnstaple's train network giving easy access to Exeter central station and beyond.

Front Door to

Living Room

12' 5" x 11' 7" (3.78m x 3.53m)

Kitchen

9' 9" x 9' 6" (2.97m x 2.90m)

Inner Lobby

Downstairs Bathroom

8' 0" x 5' 0" (2.44m x 1.52m)

Conservatory

9' 6" x 6' 3" (2.90m x 1.91m)

First Floor Landing

Bedroom One

11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom Two

10' 8" x 9' 0" (3.25m x 2.74m)

Outside

To the front on road parking by resident's permit is available.

To the rear of the property is an enclosed Southerly facing courtyard affording a high degree of privacy.

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Services

Services: All Mains Services Are Available.

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

EPC Energy Rating: E.

Directions

Head out of Barnstaple in the Braunton direction. As you proceed onto Rolle Street, take the left hand turning into Mill Road. Continue along this road, where you enter into Western Terrace and the property can be seen towards the end of the road on the left hand side.

