

Lansdown Terrace, St Georges Road, BARNSTAPLE

£825 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- THREE BEDROOMS
- EXTENSIVELY REFURBISHED & MODERNISED
- LOUNGE/DINER
- AVAILABLE DECEMBER 2020

- GARAGE & OFF ROAD PARKING
- SHORT WALK TO TOWN CENTRE
- PATIO & DECKED GARDEN

This is a spacious terraced house situated in a convenient Pilton location. Barnstaple town centre is only a short walk away from Pilton park, playgrounds, schools and a wide of amenities. the property briefly comprises, kitchen, lounge/diner, 3 bedrooms, bathroom. Integral garage, off road parking, low maintenance rear garden, double glazing and gas central heating. Rent £825 PCM, Deposit £960, EPC Rating C

## Ground Floor

### Lounge

5.53m x 3.39m (18' 2" x 11' 1")

### Kitchen

2.87m x 3.65m (9' 5" x 12')

Electric Oven and Hob

### Entrance Porch

0.94m x 2.01m (3' 1" x 6' 7")

### Garage

2.40m x 4.71m (7' 10" x 15' 5")

### Garden

Decked area outlook onto river and additional patio area.

## First Floor

### Bathroom

2.51m x 1.70m (8' 3" x 5' 7")

### Bedroom 1

2.73m x 4.64m (8' 11" x 15' 3")

### Bedroom 2

2.73m x 2.67m (8' 11" x 8' 9")

### Bedroom 3

2.52m x 3.67m (8' 3" x 12')

## Services

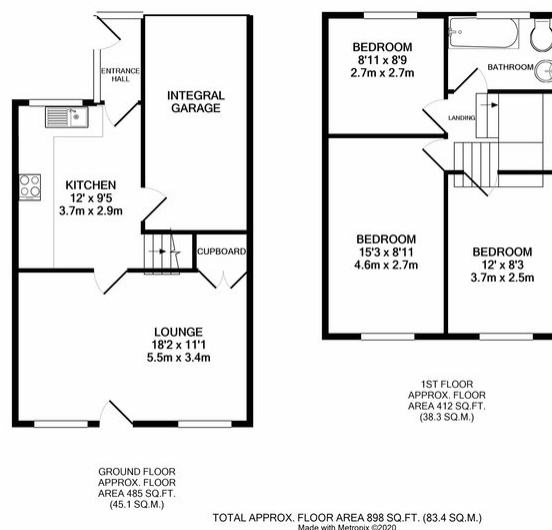
Mains connected Gas, Electric and Water.

Council Tax Band B

EPC - C

## Directions

From Pilton Causeway, turn right at the traffic lights on St George's Road, just before the petrol garage. Follow road towards end and the property will be up on your left, before the childrens playground.



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