



The Gables, 4 Albert Villas, Barnstaple, Devon, EX32 9AG





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Guide Price £495,000

A Very Well Presented Registered HMO. Currently Arranged As 7 Bedsits/Flats And A Self-Contained 1 Bedroom Annexe. Modern Communal Kitchen And Bathroom/Shower Room, Garden, Bin Storage And Garage.

Situated on the corner of Taw Vale and Victoria Road overlooking Rock Park, this period property has been well maintained and is only on the market due to bereavement. Many interesting period features have been retained including a lovely staircase from the ground floor to the second floor as well as original Victorian tiling in the entrance lobby. The town centre is within an easy level stroll and Rock Park and riverbank are on the opposite side of the road.

The property is available as an on-going investment with 4 out of 7 rooms currently let plus the self contained ground floor annexe.

The previous owner has deliberately left the large 4th bedroom vacant as it has an adjoining room, which is considered would make an ideal en-suite facility.

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Well Presented Registered HIMO
Available As An On Going Investment Opportunity
Currently Arranged As 7 Bedsits/Flat Plus A Self-Contained 1
Bedroom Annexe
Period Features
Small Courtyard Area
Garage
Situated Overlooking Rock Park In Barnstaple
Easy Level Walk To Town Centre



Entrance Porch

With Victorian tiled floor.

Entrance Hall

With elegant staircase to First Floor and Cloakroom with W/C and basin.

Communal Kitchen / Utility Area

7.34m x 2.76m (24' 1" x 9' 1") Well fitted with up-to-date units, Range cooker, quarry tiled floor. Door to Rear Yard.

Bedroom One

4.9m x 4.89m (16' 1" x 16' 1") Double with a feature bay window.

Bedroom Two

4.29m x 3.69m (14' 1" x 12' 1") Double with Oak flooring.

First Floor Landing

With built-in cupboard housing the gas fired boiler and hot water cylinder.

Bedroom Three

4.58m x 3.68m (15' 0" x 12' 1") With feature bay window.

Bedroom Four

4.89m x 4.61m (16' 1" x 15' 1") Vacant - Ideal for an En-Suite.

On The Second Floor Landing

Landing with store cupboard.

Bedroom Five

3.37m x 2.44m (11' 1" x 8' 0") Single.

Shower Room

With shower enclosure, bath and W/C.

Bedroom Six

4.58m x 3.68m (15' 0" x 12' 1") Double.

Bedroom Seven

4.36m x 4.88m (14' 4" x 16' 0") Double.

Outside

Front garden. Bin storage area.

Self Contained One Bedroom Annexe

3.06m x 3.05m (10' 0" x 10' 0") Single.

Kitchen / Living Room

5.21m x 2.78m (17' 1" x 9' 1")

Bathroom**Large Garage****SERVICES**

Services: All Mains Service Connected.

Council Tax Band: Main House Band D. Annexe: A.

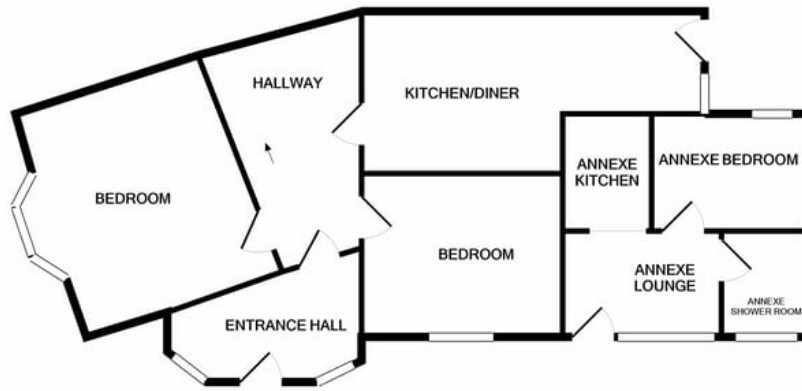
Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: COMMERCIAL D.

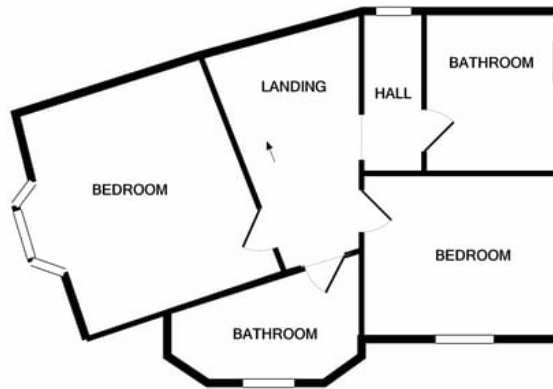
DIRECTIONS

After travelling down Victoria Road in the direction of Rock Park, the property will be found on your right hand side, before the left hand turning for Newport Road. The property is within a short walk to Rock Park and the river front.

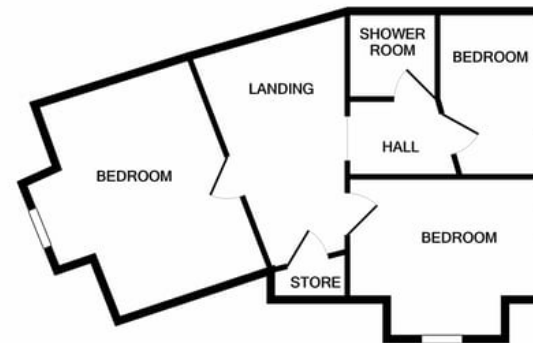
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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