



- Modern 2 Double Bedroom Semi-Detached House
- Spacious Reverse Level Accommodation
- Excellent Buy To Let Opportunity

- Double Aspect Living Room
- Tucked Away and Convenient Location
- Immediate Possession Available

6 Litchdon Lane, Barnstaple, Devon, EX32 8NL

A modern 2 double bedroom semi-detached house situated within a tucked away location and within a short stroll to Barnstaple Town Centre, Quayside, River Taw and Rock Park. It offers spacious reverse level accommodation, arranged over two floors, briefly comprising an entrance hall, hallway, two double bedrooms (one with walk-in wardrobe) bathroom, generous double aspect first floor living room and a fitted kitchen. The property benefits from double glazing and gas fired central heating (new boiler June 2023). A great buy to let property or first time buy. Immediate possession available.

Entrance Hall

0.98m x 1.98m (3' 3" x 6' 6")

Hallway

Bedroom One

2.89m x 3.08m (9' 6" x 10' 1")

Bedroom Two

2.87m x 2.43m (plus wardrobe/door recess) (9' 5" x 8' 0")

Bathroom

1.93m x 2.66m (6' 4" x 8' 9")

First Floor Landing

Living Room

4.16m x 5.75m (13' 8" x 18' 10")

Kitchen

2.68m x 3.05m (8' 10" x 10' 0")

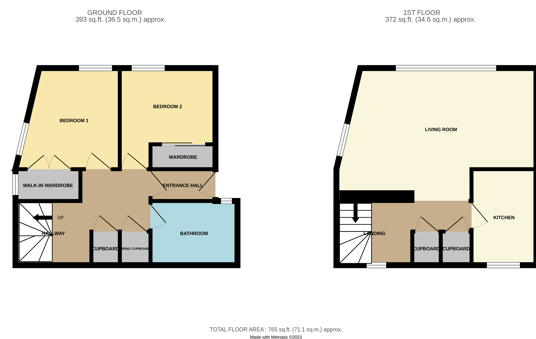
Services

Mains Services Connected: Gas, Electric and Water. Council Tax Band. B. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC Energy Rating: D.

New Gas Fired Combination Boiler June 2023.

Directions

Travelling towards Barnstaple Square on the A3125, turn left into Taw Vale, and then left into Litchdon Street. After passing a music shop on your left hand side, turn right down Litchdon Lane on foot. Turn left through a set of gates, and enter a courtyard. The property will be found tucked away in the corner, on your left hand side.



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