

38 Peards Down Close, Barnstaple, EX32 8PF

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ESTATE AGENT  
IN BARNSTAPLE



## 38 Peards Down Close, Barnstaple, EX32 8PF

£157,500

Situated on the brow of a hill overlooking countryside and the local Golf Course, is this very well kept two bedroom end terrace house with rear garden and a front deck built to enjoy the view!

Well cared for by the current owners the property has gas fired central heating, double glazing and a recently refitted designer bathroom.

The property would be ideal as a first home or for those looking to buy to let.

Peards Down Close is a popular location within Whiddon Valley, therefore ideally located close to local amenities to include the local Primary School, shops, including Tesco.

The main town centre is only a couple of miles away and the A361 North Devon Link Road is within an easy drive.

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Gorgeous views  
Front Decking  
Lounge  
Kitchen  
2 Bedrooms  
Luxury bathroom  
Garden with rear access  
Gas fired radiator central heating  
Ideal First Time Buy or  
Buy to Let

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## Living Room

Front door into reception room with a large window to front providing views over countryside and the local Golf Course, radiator, stairs to first floor, door to kitchen

## Kitchen

Window and door to rear garden, good range of wall and base units, ample work surfaces, multi tiled splash back, single drainer sink unit, tiled floor

## Landing

Access to insulated boarded loft space with a ladder, cupboard housing Combi-Boiler

## Bedroom 1

Windows to side and front providing views over countryside and Golf Course, deep storage cupboard with a radiator, power points, radiator.

## Bedroom 2

Window to rear, radiator

## Bathroom

Very well fitted with panel sided bath having a screen and shower unit, low level wc, pedestal wash hand basin, matching cabinets and storage facility, frosted window to rear, radiator.

## Garden

Rear area laid as a patio with raised planters, rear access gate, timber shed.

## Front Garden

Raised timber deck with far reaching views over the Golf Course and surrounding area. Path to front door

### **Property Facts**

1.5 miles from Town

1 mile from Tesco

0.5 Mile from local Primary Schools

3 miles from district Hospital

Vendor has found a property locally

Proposed rental £625 pcm

### **SERVICES**

Council Tax Band A

All mains services

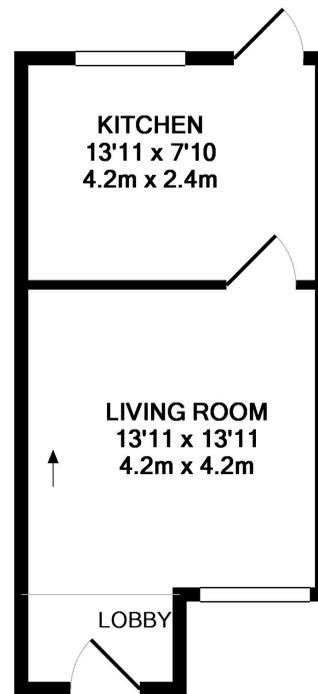
### **DIRECTIONS**

Head out of town on the A361, going over the McDonalds roundabout at the next roundabout with Tesco on your right turn left and follow the road for a quarter miles taking the second left. Proceed to the brow of the hill and Peards Down Close is on your right, number 38 is just as you turn in on the left.

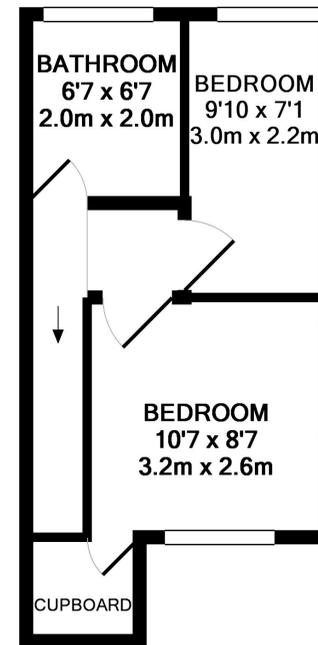
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 195 SQ.FT.  
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



