



4 Gorwell Road Barnstaple

- Mid Terrace House
- Elevated Position
- Lovely Views
- Lounge
- Kitchen/Diner
- Downstairs W/C
- Three Double Bedrooms
- First Floor Bathroom
- Front and Rear Garden
- Double Glazing
- Gas Fired Central Heating
- Ideal FTB or BTL

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.





The property is a mid-terrace house, situated within an elevated position on the edge of Barnstaple Town. The property benefits from far reaching views, front and rear garden, double glazing and gas fired central heating throughout. There is also roadside permit parking close by. The layout and proportions of the accommodation are appealing, although the property would benefit from some modernisation and redecoration throughout. This allows the new owners to really make their own mark on the property and make a lovely family home. The accommodation in brief comprises of; entrance hall, living room, kitchen/diner, downstairs cloakroom, three double bedrooms and first floor bathroom. The rear garden also offers a useful storage/utility outbuilding.

Barnstaple has a comprehensive range of educational, ecclesiastical, cultural, leisure/tourism and shopping facilities, including Park and Pilton Community Colleges, Petroc College, Rock Park, North Devon Leisure Centre, Tarka Tennis Centre, Queen's Theatre, Butcher's Row and Pannier Market, North Devon Museum, Barnstaple Library, a Town square and clock tower and Green Lanes shopping. Distances: Bideford 10 miles, M5 (J27) 35 miles, Exeter 41 miles, Bristol 96 miles.

Porch

Double glazed door and windows, cloak space. Inner door leading to hallway.

Hallway

Stairs to first floor, double glazed window.

Lounge

4.10m x 3.54m (13' 5" x 11' 7")
Double glazed door leading to rear garden, double glazed windows, radiator, fireplace with gas fire inset.

Kitchen/Diner

6.21m x 3.32m (20' 4" x 10' 11")
Double aspect room, double glazed windows, radiator, space for table and chairs, range of fitted cupboards and drawers, square archway dividing dining area, vinyl flooring.

Rear Lobby

Double glazed door to rear garden, door leading to cloak room.

Cloak Room

Double glazed window, low level W/C, hand basin.

First Floor

Hallway

Storage cupboard, doors off to bedrooms and bathroom.

Bedroom One

Double glazed window, radiator.

Bedroom Two

3.60m x 2.79m (11' 10" x 9' 2")
Double glazed window to rear, radiator, airing cupboard.

Bedroom Three

3.39m x 2.43m (11' 1" x 8')
Double glazed window, radiator, fitted closet.

Bathroom

2.47m x 1.45m (8' 1" x 4' 9")
Bath with shower attachment, pedestal hand basin, W/C, radiator.

Outside

A set of steps leads up to the terrace, with a pathway running to the property. A gated pathway leads to the entrance porch, with lawn areas to the front, with picket fence. Some lovely distant countryside views can be enjoyed from here. To the rear is a larger garden with patio and lawn areas, along with a useful storage outbuilding. A gate to the rear also provides pedestrian access.

Property Facts

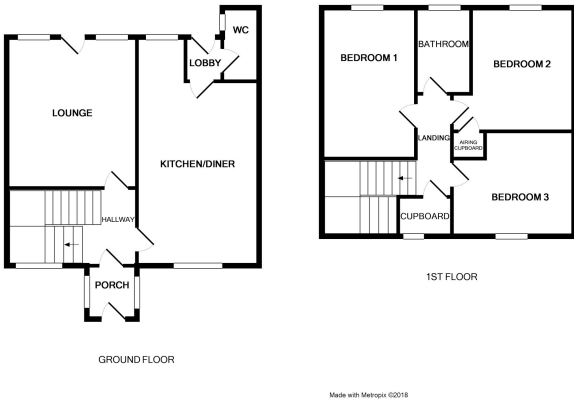
Vendors status. No onward chain.
Direction. S/W facing.
Nearest Town. Barnstaple. Approx. 1 Mile.
Nearest Primary School. Our Lady's.
Nearest Secondary School. Pilton.
Nearest Health Centre. Brannams. Barnstaple.
Approx. rental value. £650/£700 PCM.

SERVICES

Mains connected. Gas, Electric and Water.
Council Tax Band. A.

DIRECTIONS

Travel up Goodleigh Road and then turn left into Gorwell Road. Follow road, passing turning for Jewel Crescent on your right. The property can then be found on your right hand side in an elevated position, with For Sale board clearly displayed.



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