



15 Barnstaple
Street

15 Barnstaple Street

South Molton, EX36 3BQ

A361 (North Devon Link Road) 1 mile Barnstaple 12 miles

- Two Reception Rooms
- Kitchen and Utility
- 4 Double Bedrooms
- Family Bathroom
- Walled Garden
- Garage/Workshop
- Double Car Port
- Off Road Parking

Guide price £279,500

SITUATION

15 Barnstaple Street is situated a short, easy walk from the town centre of South Molton, which is a thriving and popular market town offering a range of schooling, banking and shopping amenities. There is a junction on the A361 North Devon Link Road about a mile to the north of the town providing trunk road class motoring facilities to the regional centre of Barnstaple, about 12 miles to the west and Tiverton and the M5 Junction 27 in the south east. The boundary of Exmoor National Park is about six miles to the north.

DESCRIPTION

15 Barnstaple Street is a substantial attached house that offers spacious, very well presented family accommodation which has been improved over recent years and now benefits from central heating and double glazing throughout. The enclosed gardens to the rear have also been considerably enlarged and provide plenty of off street parking as well as a garage/ workshop building.

ACCOMMODATION

A front door leads into a welcoming and spacious ENTRANCE HALL with stairs leading to the first floor and doors into the principal ground floor rooms, as well as a door to the rear. Off the hall, the LIVING ROOM is an



An imposing and well presented period town house





attractive room with large arched alcove and inset stainless steel mains gas fire set with a timber surround and mantel.

The DINING ROOM is a very light and spacious triple aspect room with an opening into the fitted KITCHEN, which is fitted with modern Shaker style units with cupboards and drawers with worktops over and a matching range of wall mounted units. Inset 1¼ bowl stainless sink unity with mixer tap, space and plumbing for dishwasher and fitted electric oven with four plate gas hob over and extractor fan. Oil fired Rayburn. Understairs storage cupboard. At the back of the hall is a UTILITY ROOM with tiled floor, space and plumbing for washing machine, Belfast sink set on a plinth with mixer tap over, low level WC and walk in SHOWER with mixer shower. Large heated towel rail.

On the FIRST FLOOR the attractive GALLERIED LANDING has doors to all the four double bedrooms with the fourth bedroom having a bank of floor to ceiling fitted wardrobes along one wall. The BATHROOM is fitted with a modern suite with panelled bath with shower over, low level WC and pedestal washbasin. Airing cupboard with wall mounted mains gas fired boiler for central heating. Heated towel rail.

OUTSIDE

To the rear of the house is as good sized garden measuring approximately 56' x 25' with an additional area 20' x 19'6" providing plenty of off street parking. Initially there is a sunken gravelled and cobbled patio area adjoining the rear of the house with a very attractive sitting out area. Steps lead up through a stone wall to a level lawned garden with two more raised beds and access on to the gravelled driveway and to the large, solid timber double gates leading onto the street. In addition, there is a very useful block built WORKSHOP/GARAGE 20' x 12'6" and a recently erected DOUBLE CAR PORT.

VIEWING

Strictly by appointment please through the sole selling agents, Stags on 01769 572263.

DIRECTIONS

From South Molton Square, drive for approximately 100 yards along Barnstaple Street and No.15 will be found on the right hand side.

SERVICES

All mains services currently connected. Central heating via radiators.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

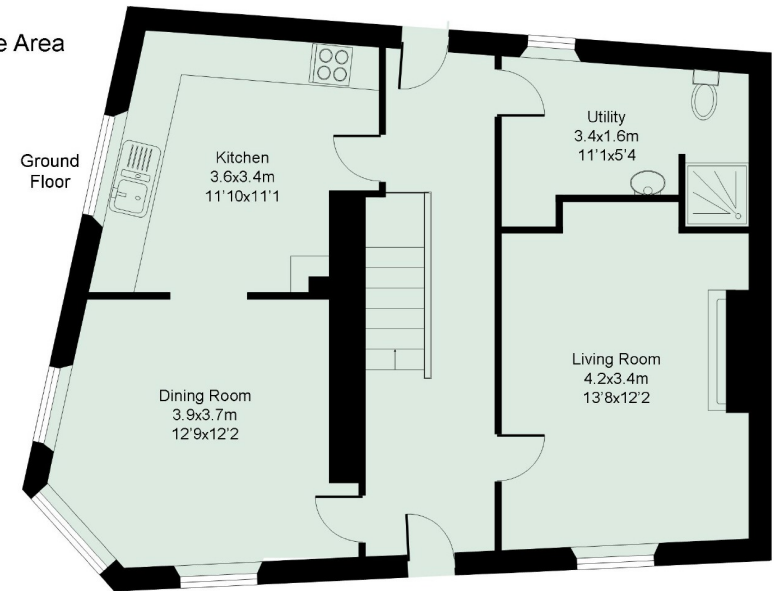
29 The Square, South Molton, Devon,
EX36 3AQ

Tel: 01769 572263

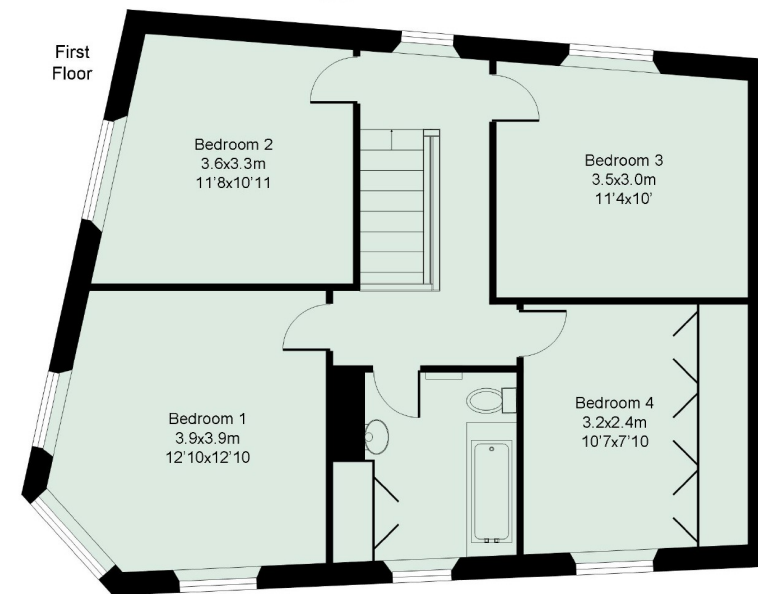
south-molton@stags.co.uk

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 80-100 A | | 82 |
| 69-80 B | | |
| 55-69 C | | 51 |
| 45-55 D | | |
| 35-45 E | | |
| 25-35 F | | |
| 1-25 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Total Approximate Area
134m² / 1,444ft²



First Floor



For identification purposes only. All dimensions approximate. Not to be relied upon.