



Bond
Oxborough
Phillips

Changing Lifestyles

7 Carrington Terrace
Barnstaple
Devon
EX32 7AE

Asking Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

7 Carrington Terrace, Barnstaple, Devon, EX32 7AE

A CHARMING TERRACED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms

- Bright & airy dual aspect Lounge / Diner with bay window & wood burner
- Kitchen with double doors to bright & versatile Sun Room
- Utility with double doors to south-facing rear garden
- Private, low-maintenance garden with new fencing
- This property presents a fantastic opportunity for anyone seeking a comfortable, spacious & characterful home in Barnstaple Town Centre



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

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Located in the heart of Barnstaple Town Centre, this charming and deceptively spacious 3 Bedroom terraced home is available for sale with no onward chain.

The property opens into a bright and airy dual aspect Lounge / Diner with a bay window allowing natural light to flood in. A feature wood burner adds a warm, inviting focal point. The open-plan layout provides a generous dining area with ample room for a table and chairs, and includes a useful understairs storage cupboard.

To the rear, the property has been extended to create a nearly 19' Kitchen, thoughtfully designed with a double oven, a 5-ring gas hob and plumbing for a washing machine or dishwasher. There's additional undercounter space for utilities and room for a freestanding double fridge / freezer making it ideal for modern family living. Double doors lead from the Kitchen into a bright and versatile Sun Room. From here, you can access a utility / dry storage space and step out through further double doors into the south-facing rear garden.

Upstairs, a spacious split-level Landing provides access to a large built-in storage cupboard. The Main Bedroom is a generous, dual aspect room with plenty of space for wardrobes and furniture. Bedroom 2 is a well-proportioned double overlooking the rear, while Bedroom 3 is a versatile space, suitable as a compact double or a large single room. Complementing the Bedrooms is a modern 3-piece Shower Room with a corner cubicle enclosure, a WC and a wash hand basin.

The south-facing rear garden is a private, low-maintenance outdoor retreat, complete with a patio area, established bedding borders and mature fruit trees. A new fence surrounds the garden, offering privacy and a secure environment. A further section of garden has options for home green waste recycling.

With spacious interiors, versatile living areas and a prime town centre location, this property presents a fantastic opportunity for families, first time buyers or anyone seeking a comfortable and characterful home in Barnstaple.

Council Tax Band

B - North Devon Council

Agents Notes

The property comes with on-road permit parking.

We have incorporated the use of virtual furniture in bedroom 3 to enable a prospective buyer to envisage how they could potentially dress the room.



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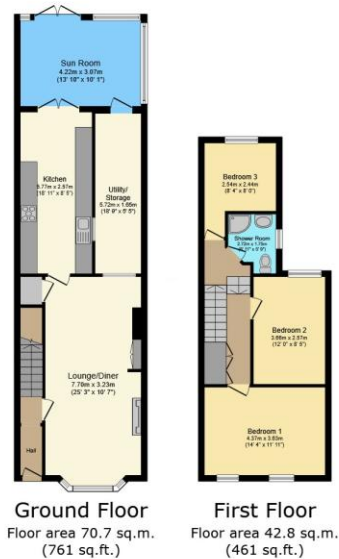
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/pardon.keys.silly>

From Barnstaple Town Centre, proceed along Alexandra Road towards Pilton Causeway. At the roundabout, turn right onto Pilton Causeway. Take the next right hand turning signposted Yeo Vale Road. Continue along this road for approximately for 300m to where the property will be located on your right hand side with a numberplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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