



Bond
Oxborough
Phillips

Changing Lifestyles

14 Carrington Terrace
Barnstaple
Devon
EX32 7AE

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

14 Carrington Terrace, Barnstaple, Devon, EX32 7AE

A SPACIOUS HOME LOCATED IN SOUGHT-AFTER PILTON



- 3 Bedrooms

- Bright, open-plan Lounge / Diner with bay window & French doors opening onto the garden
- Galley-style Kitchen with range cooker & French doors opening to a decked balcony
- First floor Bathroom & separate WC
- Attractive tiered rear garden leading to stream
- Excellent loft conversion potential (subject to consents)
- Sought-after Yeo Vale Road location close to Pilton Park



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Situated in the highly sought after residential area of Yeo Vale Road, close to Pilton Park, this generously proportioned 3 Bedroom property offers spacious and versatile accommodation along with a substantial rear garden and excellent potential for loft conversion (subject to the necessary consents).

On the ground floor, the property features a superb, open-plan Lounge / Diner filled with natural light from a large front bay window and further enhanced by French doors to the rear, opening directly onto the garden. This inviting space provides an ideal setting for both relaxing and entertaining.

The Kitchen is arranged in a practical galley-style layout and is fitted with a range cooker. French doors lead directly onto a raised decked balcony - ideal for outdoor dining, entertaining guests or enjoying a peaceful morning coffee overlooking the garden.

To the first floor, there are 2 well-proportioned double Bedrooms and a further single Bedroom. The principal bedroom, positioned at the front of the property, benefits from a full wall of fitted wardrobes providing excellent storage. The second double bedroom enjoys views over the rear garden, as does the third bedroom. The Bathroom, comprising a bath with overhead shower, wash basin and radiator, is complemented by a separate WC.

The loft space is partially boarded and offers excellent scope for conversion, with similar properties in the area having successfully created an additional fourth bedroom (subject to planning and building regulations).

Externally, the rear garden is a standout feature, arranged over 3 distinct tiers. The upper level comprises a generous decked balcony accessed directly from the kitchen, leading down to a patio area. Steps then rise to a further decked and lawned section extending towards a peaceful stream at the rear boundary, creating a private and picturesque outdoor retreat.

Further benefits include gas central heating, UPVC double glazing throughout, and on-street parking available via a permit from North Devon Council.

Council Tax Band

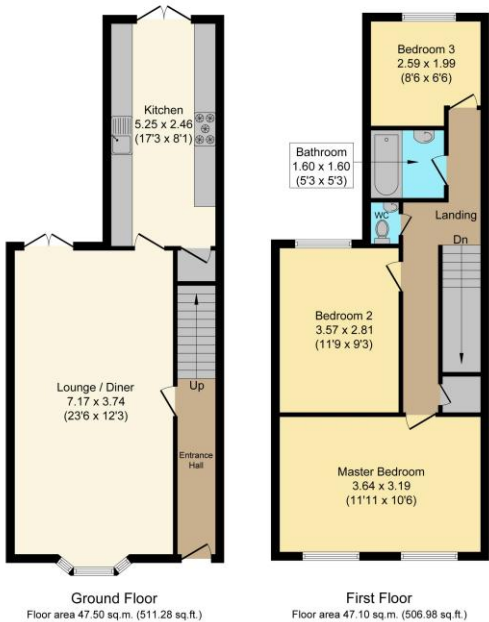
B - North Devon Council



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/juror.hunter.shows>

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 300 metres to where the property will be found on your right hand side.

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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