



Bond
Oxborough
Phillips

Changing Lifestyles

2 Ceramic Terrace
Barnstaple
Devon
EX32 8JD

Guide Price: £160,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Ceramic Terrace, Barnstaple, Devon, EX32 8JD

A TERRACED PROPERTY IN NEED OF MODERNISATION



- 2 Bedrooms
- Spacious Lounge with bay window
- Well-proportioned Dining Room
 - Dual aspect Kitchen
 - Upstairs Shower Room
- Suntrap courtyard garden
- Situated within close proximity to Barnstaple Town Centre, offering easy access to amenities
 - No onward chain
- This property is a blank canvas - perfect for those looking to create a home tailored to their own tastes & style



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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A 2 Bedroom terraced property ideally situated within close proximity to Barnstaple Town Centre, offering easy access to all local amenities. Available for sale with no onward chain, the home is in need of full modernisation, providing a fantastic opportunity for those looking to put their own stamp on a property.

The Ground Floor features a spacious Lounge with a bay window to the front, allowing for plenty of natural light. A well-proportioned Dining Room includes a feature gas fire and storage space under the stairs. The dual aspect fitted Kitchen is equipped with a modern electric oven and hob, along with fitted wall and floor units, and provides access to a low-maintenance, south-facing courtyard.

Upstairs, an open landing presents potential for further development, with scope to extend into the loft space, subject to planning permission. The First Floor also boasts a large, airy Shower Room to the rear, complete with a 3-piece white suite, including a walk-in shower enclosure, a WC and hand basin. Two spacious double Bedrooms complete this level.

Outside, the rear of the property features a suntrap courtyard with raised planters and a dry storage box, offering a private outdoor space. This property is a blank canvas - perfect for those looking to create a home tailored to their own tastes and style.

Council Tax Band

A - North Devon Council



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Ground Floor
Floor area 43.3 sq.m. (466 sq.ft.)

First Floor
Floor area 41.8 sq.m. (450 sq.ft.)

TOTAL: 85.1 sq.m. (916 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

On foot from our Office on Boutport Street, follow the road towards Barnstaple Bus Station on Queen Street. Bypass the Barnstaple Bus Station on your right hand side and cross over at the traffic lights onto Trinity Street. This will lead to a group of properties called Ceramic Terrace located on your right hand side. Number 2 will be found towards the end of the row on your right hand side with a numberplate clearly displayed and For Sale board clearly displayed in the window.

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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