



Bond
Oxborough
Phillips

Changing Lifestyles

14 Lansdown Terrace
St. Georges Road
Barnstaple
Devon
EX32 7AW

Guide Price: £225,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

14 Lansdown Terrace, St. Georges Road, Barnstaple, Devon, EX32 7AW

A WELL-PRESENTED TERRACED PROPERTY HAVING BEEN NEWLY DECORATED & RENOVATED



- 3 Bedrooms

- Dual aspect Lounge / Dining Room bathed in natural light

- Modern Kitchen

- Patio garden - a tranquil outside space

- Useful Basement, providing extra storage space or potential for conversion

- With its spacious layout, lovely outdoor area & potential for further personalisation, this terraced home offers fantastic value with easy access to local amenities



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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This well-presented 3 Bedroom terraced property in a desirable part of Barnstaple offers a wonderful blend of comfort and potential, making it the ideal home for families and first time buyers. Having been newly decorated and renovated throughout, a fresh and welcoming atmosphere is to be expected.

Upon entering, you are greeted by a bright Entrance Hall leading into the dual aspect Lounge / Dining Room. The room is bathed in natural light thanks to the large sash windows and features a cosy electric fire, adding a charming focal point. With radiators and ample space, this room is ideal for both relaxing and entertaining. The modern Kitchen is well-appointed with plenty of room for appliances, offering a functional and stylish space for cooking and dining. The adjoining patioed outdoor area is ideal for gardening enthusiasts or anyone looking to enjoy a tranquil outside space, with room to keep potted plants or relax.

The property also benefits from a useful Basement, providing extra storage space or potential for conversion to suit your needs, whether as a home office, utility room or additional living space.

The property offers 3 Bedrooms, with the Main Bedroom being particularly spacious and featuring large windows that allow natural light to fill the room, comfortably accommodating a double bed. The 2 additional single Bedrooms are ideal for children, guests or as a home office. The Bathroom, while in need of updating, features a classic 3-piece suite.

The property boasts wonderful views of the Estuary and Greenmeadow estate from the rear, offering a peaceful and scenic backdrop.

With its spacious layout, lovely outdoor area, and potential for further personalisation, this terraced home offers fantastic value and easy access to the local amenities. Call 01271 371 234 to book a viewing.

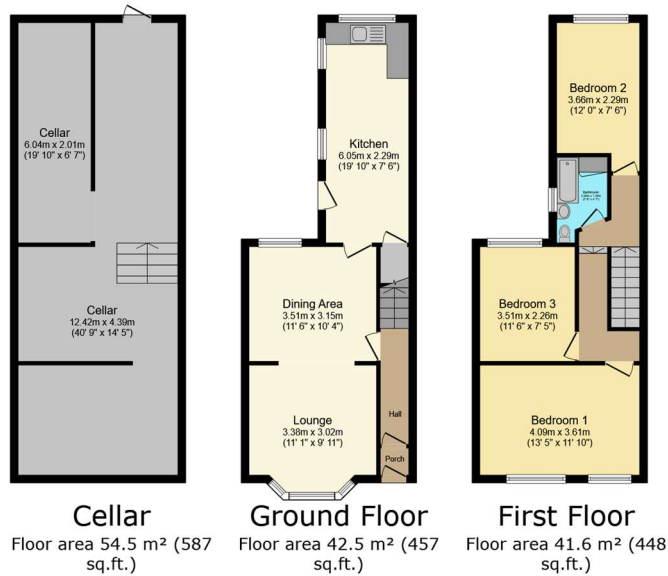
Council Tax Band

B - North Devon Council



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TOTAL: 138.6 m² (1,492 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 371234 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		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Directions

From our Barnstaple Office, head north on Boutport Street towards Joy Street. Turn right onto Vicarage Street and at the roundabout, continue straight onto Derby Road. Turn left onto St George's Road to where 14 Lansdown Terrace will be found on your right hand side with a numberplate and For Sale Board clearly displayed.