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4 Bed House - Terraced

16 Warwick Terrace, Barnstaple, EX32 7AR

Asking Price

£250,000

- Four bedroom mid terrace, modernised and refurbished throughout
- Family bathroom, separate shower room and ground floor cloakroom
- Off road parking
- New combi boiler, heating system & electrics
- Original Victorian tiled entrance porch
- Walking distance of Barnstaple town centre
- New kitchen with integrated appliances and garden access
- Rear garden with new lawn, fencing and raised timber deck

Directions

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Overview

This beautiful terraced home has been renovated from top to bottom, and the work has been done with real care. New flooring, new kitchen, new bathrooms and fresh decoration throughout, while the features that give the house its age, the tiled porch, the bay windows, the cast iron fireplace, have been kept and look all the better for it. There is a new combi-boiler, new central heating system and new electrics, so it's ready to move straight into, with nothing left to do but unpack.

As you step through the front door, the original encaustic tiled floor in the porch sets the tone, and a part glazed inner door opens into the hallway, where light oak flooring runs through to the stairs.
The sitting room sits at the front of the house, with a wide bay window that catches the afternoon sun and deep coving to the ceiling. Behind it is the second reception room, a generous space with the same oak flooring that works well as a dining room, a playroom or a snug, depending on how you live. From here a door leads through to the kitchen.
The kitchen has been fitted with shaker style units in a soft grey, wood effect worktops, an integrated oven, an electric hob with extractor and a glass splashback. The sink sits beneath the window, and a door opens straight out to the garden, which makes summer evenings and barbecues easy. Under the stairs there's a neat cloakroom WC, finished with slatted timber panelling.

Moving upstairs, the main bedroom spans the front of the house with its own bay window and views over the neighbouring rooftops. Adjacent is the family bathroom which is a real highlight, with a full wall of slatted timber panelling, a bath with a rainfall shower over, and a vanity unit with storage and could easily be incorporated as an en-suite. Another bedroom has a lovely original cast iron fireplace and a window looking out over the garden and the trees beyond. In total there are four bedrooms with the newly converted attic, so there's room for a growing family, guests or a home office. There's also a separate shower room with a quadrant enclosure and marble effect wall panels, which takes the pressure off busy mornings.

Services
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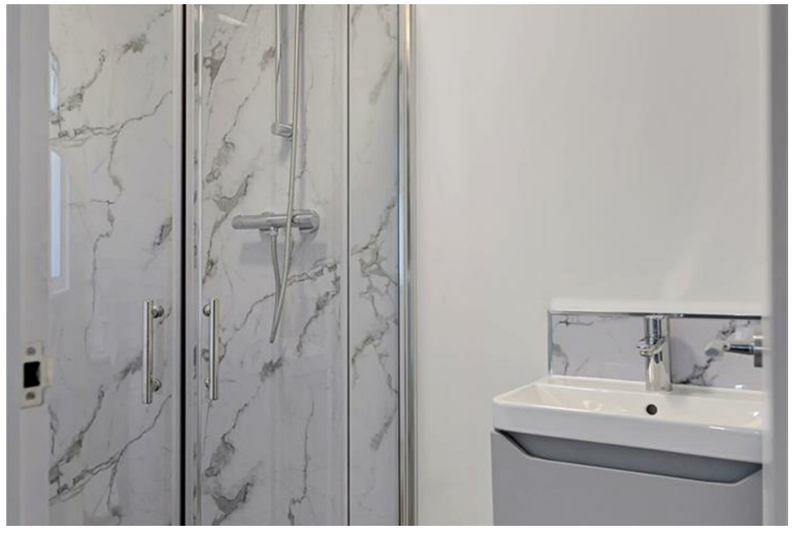
Council Tax band

EPC Rating

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside

To the rear of the property, the garden has been completely redone. A path runs through a newly laid lawn bordered by new fencing and an established planted bed, leading to a raised timber deck at the far end, set against a freshly painted wall. It's a good spot to catch the sun with a coffee, or for al fresco dining once the weather turns. The property has the unique advantage of a cellar which could be transformed further for a wide variety of uses such as a home gym or office space. The house also benefits from off road parking to the front, which is a real plus on a terrace this close to town.

Warwick Terrace is within walking distance of Barnstaple town centre, with its Pannier Market, independent shops, cafés and the riverside. The Tarka Trail runs along the Taw estuary for walking and cycling, the railway station offers services to Exeter, and the North Devon Link Road gives easy access to the M5. The beaches at Saunton, Croyde and Woolacombe are all within a short drive.

Agents Note: Floorplan is for illustrative purposes only.



Room list:

Entrance Hall

Sitting Room
3.33 x 4.07 (10'11" x 13'4")

Dining Room
3.43 x 4.10 (11'3" x 13'5")

Kitchen
4.22 x 2.60 (13'10" x 8'6")

Cloakroom WC

Bedroom 1
4.15 x 2.67 (13'7" x 8'9")

Bathroom
2.34 x 1.58 (7'8" x 5'2")

Bedroom 2
4.11 x 2.54 (13'5" x 8'3")

Bedroom 3
2.70 x 2.30 (8'10" x 7'6")

Shower Room

Bedroom 4
3.95 x 2.33 (12'11" x 7'7")