Light and Bright End Terrace House

8 Haldene Terrace, Barnstaple, EX32 7AQ

Guide Price

£295,000



PS&D

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PHILLIPS SMITH & DUNN







Light, Bright and Spacious 3 Bed. End Terrace House. Garage, and Off Road Parking

8 Haldene Terrace, Barnstaple, EX32 7AQ



Set in the ever popular Yeo Vale area of Barnstaple, this spacious end of terrace family home benefits from its own garage and two off road parking spaces. The property is ideally located within easy, level walking distance of two local parks, the town centre, and both primary schools and the local 11–16 community college.

This light, bright, and generously proportioned home is well presented throughout and has been the subject of extensive renovation and improvement in recent years, offering comfortable and modern living space suited to family life.

With North Devon District Hospital just a short distance away, the area proves especially popular with its staff. Barnstaple town centre offers a wide range of well known and independent high street shops, supermarkets, department stores, along with a variety of pubs, cafés, restaurants, and leisure facilities.

The award winning sandy beaches of Saunton, Croyde, and Woolacombe are all within approximately 20–30 minutes' drive, while the stunning landscapes of Exmoor National Park are also easily accessible.

For commuters, the A361 North Devon Link Road provides convenient access to Junction 27 of the M5. From there, Tiverton Parkway railway station offers regular fast services to London Paddington (approximately two hours), placing the wider motorway and rail network within comfortable reach.

DETAILS

The house is very well presented, having been upgraded, is light and bright, and with an easy to maintain gardens and outside space.

The house has 3 bedrooms, 2 bath/shower rooms in the popular Yeo Vale area. The property has full double glazing, gas heating and has been updated and also benefits from a garage with an attached store room and 2 private off road car oarking spaces.

All set within a mile or so of a good range of local services and facilities, the town centre, park, garage and both junior and senior schooling.

Council Tax - Band C

EPC - Band D - to be reassessed

Services - All mains connected.





Entrance Porch
Tiled floor, windows to either side and glazed door to

Entrance Hall
With stairs to first floor, radiator

Sittiing Room 3.84 x 3.45 (12'7" x 11'3")
Bay window with seat, fireplace with inset wood burning stove. Pair of anthracite vertical radiators.

Dining Room 4.14 x 5.13 max (13'6" x 16'9" max)
A large light but irregular room. Bay window. Wood effect flooring, 2 shallow built in store cupboards, 2 radiators, feature former fireplace with beam over. Double french doors to patio and garden.

Shower Room 2.92 x 0.79 (9'6" x 2'7")
Low level wc, chrome towel rail/radiator, shallow store recess. Wall mounted hand basin with mirror over, walk in fully tiled shower cubicle with folding door and both drench head and hand held showers, Vented



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-

Kitchen/Breakfast Room 6.17 x 2.82 (20'2" x 9'3")
Fitted floor and wall units to 2 long elevations with the left terminating in a breakfast bar before an area for a dining table. The units incorporate a dishwasher, a Hotpoint double oven, one and a half bowl sink unit with chrome mixer tap, washing machine, 5 ring Russel Hobbs gas hob with extractor hood over. CDA microwave. Varierty of drawers and cupboards. Corner unit.

Landing
Serving all rooms

Bedroom 1 3.68 x 2.90 (12'0" x 9'6")
Plus bay window with seat with storage. Radiator with cover. Triple sliding doors to front of floor to ceiling wardrobe and storage units.

Bedroom 2 3.84 x 2.79 (12'7" x 9'1")
South facing bay window wth seat with storage. Fitted bedroom furniture, with double and 2 single wardrobes, storage lockers and drawers and storage lockers over bedhead with bedside units.

Bedroom 3 2.79 x 2.51 (9'1" x 8'2")
Coved ceiling, Radiator with cover

Bathroom 2.95 x 2.51 (9'8" x 8'2")
Modern suite in white with panelled bath having central controls and tiled surround. Chrome combined radiator/towel rail. Low level wc. Cupboard with Worcester Vaillant gas boiler, some,shelving. Tiled shower cubicle with Mira sport shower and vent. Vanity unit with double cupboard under. Shave point and shelf over.

Outside
To the front and side a walled garden with easy to maintain paved and gravelled areas and a space for bins.

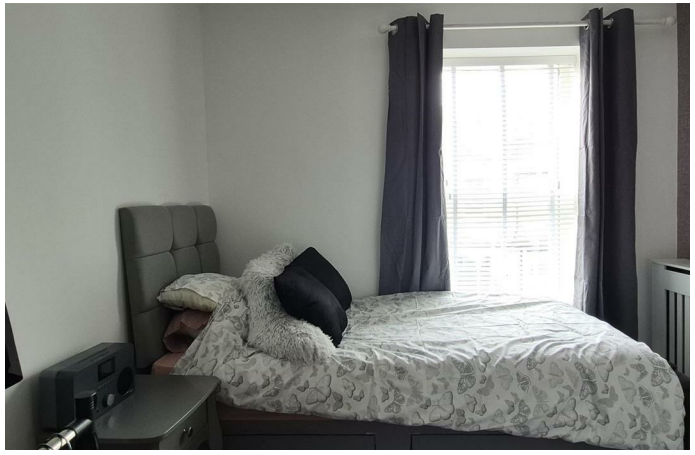
To the rear a large fully enclosed private rear garden, Mainly again laid to paving for alfresco dining with an area of astroturf and a side gate to the car parking.

Garage 5.69 x 3.05 (18'8" x 10'0")
Up and over door to the road, side window and opening into an

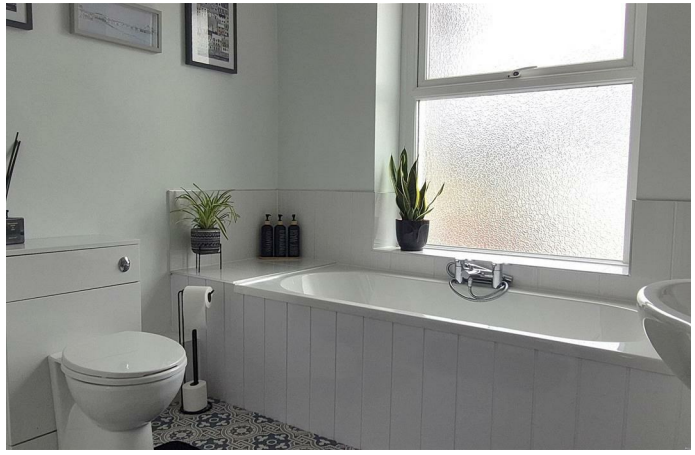
Attached Store 2.84m x 2.57m (9'4" x 8'5")
Workbench, power and light

Off Road Private Parking

For 2 cars between the garden and garage and the pavement









DIRECTIONS

From the Town leave on the A39 road as to the Hospital or Lynmouth. At the first traffic lghts next to the garage turn right into St Georges Road. Proceed for 200 yards or so where turn right into Granville Avenue. Proceed to the end where No 8 is the last to your right, on the corner, with the car spaces set to the back of the pavement.



VIEWING

By appointment through Phillips, Smith & Dunn Barnstaple Office 01271 327878 Out of hours Michael Challacombe 07970 445204









GROUND FLOOR

1ST FLOOR



8 HALDENE TERRACE, BARNSTAPLE, EX32 7AQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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