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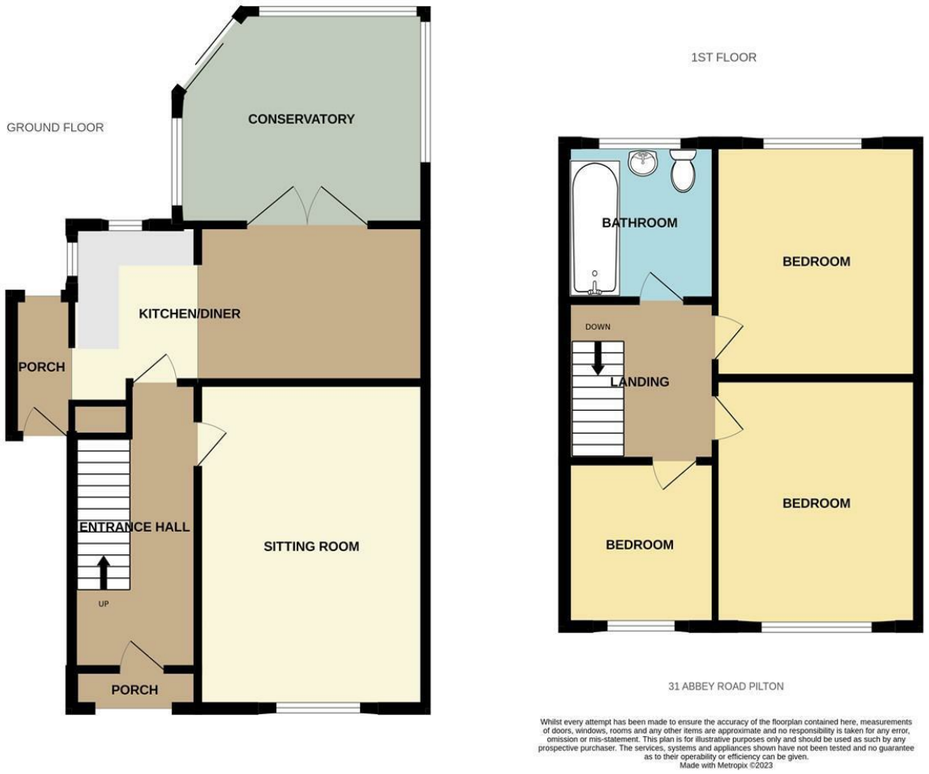

Directions

From Barnstaple proceed towards to North Devon District Hospital at the bottom of Pilton Causeway turn left follow the road around passing the antique centre, turn right into Abbey Road proceed up the road passing the School where number 31 will be seen on the left hand side.

Looking to sell? Request a free sales valuation for your property.
Call 01271 327878
or email barnstaple@phillipsland.com

3 Bed House - End Terrace

31 Abbey Road, Barnstaple, Devon, EX31 1QY

Guide Price
£295,000

- Popular Pilton Location
- Close To Great Schools
- Woodburner Focal Point
- Scope For Extension Subject To PP
- Parking For Two Cars
- Pleasant Private Rear Garden

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

This is a very pleasant end terrace house situated in a highly sought after location within the village of Pilton within close proximity of the school. Particular feature of Abbey Road is the space to the side of the property which currently used for parking which would lend itself to extension subject to planning permission. Pleasant sunny rear garden with raised decked area and lawned out.

Hallway, Sitting room with attractive wood burning stove with slate surround which creates a lovely focal point to the room. Open plan fitted kitchen opening to the dining room. The dining room opens to rear conservatory with doors opening onto the decking.

The first floor, 3 bedrooms and modern bathroom. It is rare for a property to become available in this highly sought after location and an early viewing is strongly recommended.

The property is situated close to local amenities in Pilton, including hospital, an Indian takeaway, 2 pubs, fish and chip shop, a vets and Pilton Park. Barnstaple town centre is within easy driving distance, or by bus service, and offers an excellent range of high street shops, banks, leisure facilities, cinema and a thriving market. The North Devon Link Road is also convenient and a bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's, with further connecting services to London and beyond, and to Exeter Central for the excellent shopping facilities.

Services

All mains services connected

Council Tax band

EPC Rating

D

Tenure

Freehold

Viewings

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

Outside

To the front is an ornamental garden. Side Access with parking for 3/4 cars. To the rear level lawned garden and pedestrian rear access. Garden is a good size perfect for the family or pets to play or sit out. With great privacy the garden is a blank canvas for those more green fingered.

Agent Note:
The pergola is available at separate negotiation of the sale price at £1,000. Please contact the Barnstaple team for more information on this.

Room list:

Entrance Porch

Sitting Room
5.59m x 3.45m (18'4 x 11'4")

Kitchen/Breakfast Room
5.33m x 2.77m running into dining room (17'6" x 9'1" running into dining room)

Rear Conservatory
3.35m x 3.58m (11' x 11'9")

First Floor

Bathroom

Bedroom 1
3.96m x 3.45m (13' x 11'4")

Bedroom 2
4.45m x 3.51m (14'7" x 11'6")

Bedroom 3
2.44m x 2.59m (8' x 8'6")