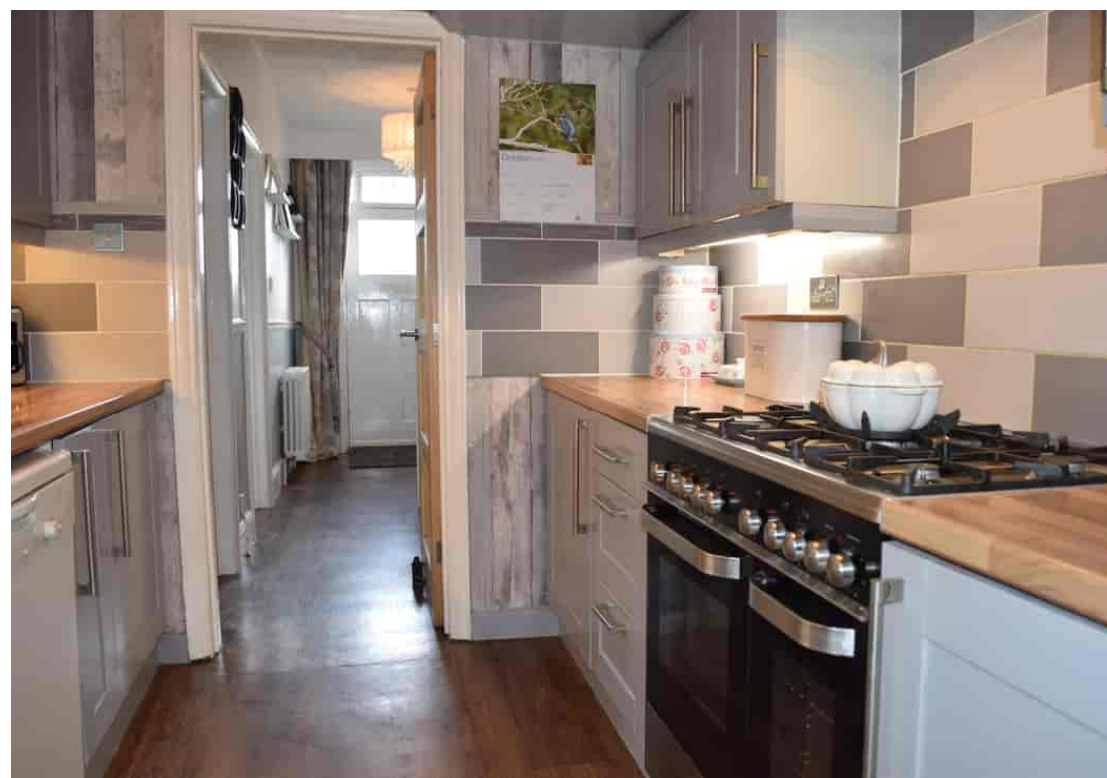




18 Coronation Street, Barnstaple, Devon, EX32 7AY



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Offers Over £260,000

Enviably located on the 'royal crescent' part of Coronation Street and having the incalculable advantage of a private driveway and a garden so sunny that the owners fitted an awning over the patio doors, this charming terraced house is a haven of tranquillity yet within walking distance of the High Street and town centre. Built as a three bedroom house, the present owners opened the third bedroom onto the Master to create an opulent and spacious Master Bedroom, whilst for those who would prefer the original layout, a written quote showing the modest cost to reinstate the dividing wall can be provided on request. Also on the upper floor is the well appointed family bathroom with period style roll top bath and another double bedroom. On the ground floor, the sitting room with its charming bay window and working fireplace is a delightful room, filled with light which enhances the high ceilings. Overlooking the rear garden is the spacious Dining Room, another light filled room, this time illuminated by full height patio doors, making al fresco dining in the summer months a simple pleasure. The southerly facing rear aspect enjoys sun into the evenings and the awning fitted to the rear of the house is testament to the sunny aspect. There is a well appointed kitchen and useful rear porch/utility room.

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Own Private Driveway - So Rare In The Town Centre
Built As Three Bedrooms, Easily Converted Back
Particularly Spacious And Light Master Bedroom
Further Double Bedroom
Family Bathroom With Roll Top Bath
Sitting Room With Bay Window And Working Fireplace
Dining Room With Patio Doors To Garden
Well Appointed Kitchen
Sun Trap Rear Garden With Veg Plot
Viewings Highly Recommended



Front Door To Entrance Hall

Living Room

3.6m x 3.9m (11' 10" x 12' 10")

Dining Room

3.6m x 3.7m (11' 10" x 12' 2")

Kitchen

2.3m x 2.6m (7' 7" x 8' 6")

Utility Room

1.5m x 2.0m (4' 11" x 6' 7")

Stairs to First Floor Landing

Bedroom One

5.4m x 3.6m (17' 9" x 11' 10")

Bedroom Two

3.2m x 3.5m (10' 6" x 11' 6")

Family Bathroom

Outside

To the front of the property is a gated driveway providing valuable off road parking. To the rear is a delightfully sunny garden, with sun enjoyed on the patio until the evenings. The garden is cleverly divided into different areas including a productive vegetable plot.

SERVICES

Services: All Mains Services Connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

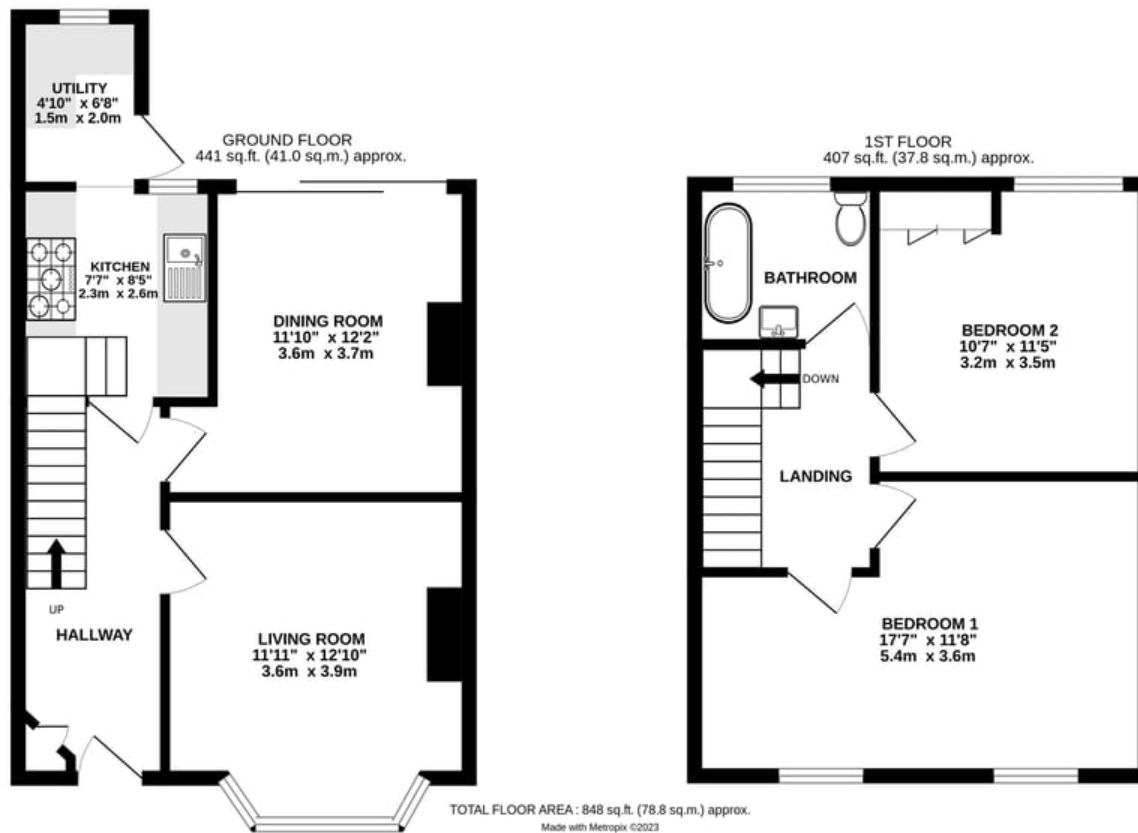
EPC Energy Rating: E.

DIRECTIONS

Follow sat nav reference EX32 7AY and upon entering Coronation Street, the Crescent area will clearly be seen and number 18 can be identified with a John Smale & Co For Sale sign.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*





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

