



58, Littabourne





# 58, Littabourne

Pilton, Barnstaple, EX31 1PU

Within walking distance of local amenities , North Devon District Hospital and the town centre

A tastefully modernised & very well presented semi detached period cottage in quiet, convenient & sought-after residential location

- Sitting Room with woodburner
- Dining Room, Kitchen with appliances
- 3 Bedrooms, Superb Shower room
- Double glazed. Gas Central Heating
- Stylish & contemporary interior
- Courtyard gardens front & rear
- Unrestricted on road parking
- No chain. Internal inspection essential
- Council Tax Band B
- Freehold

Offers In Excess Of £295,000

## SITUATION & AMENITIES

Quietly and conveniently situated in the sought-after residential area of Littabourne, Pilton – the old part of Barnstaple, within walking distance of local amenities including primary and secondary schools, as well as North Devon District Hospital. Barnstaple is the historic and regional centre of North Devon and houses the area's main business, leisure, commercial and shopping venues. From Barnstaple there is access to the North Devon Link Road, which leads on in about 45 minutes to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The famous coastal resorts of Croyde, Saunton (also with Championship Golf Course), Instow and Woolacombe are all within easy access, as is Exmoor National Park.

## DESCRIPTION

This charming semi-detached period cottage presents painted rendered elevations with double-glazed windows, beneath a slate roof. We are advised that the outer walls and ceilings have PIR plaster boarding. The property has been the subject of extensive modernisation and refurbishment, and has also been extended within recent years. The modernisation has been sympathetically undertaken and internally the accommodation is presented to a very high standard, and the design and flair can only be appreciated by an internal inspection.





## ACCOMMODATION

### GROUND FLOOR

Replacement front door to SITTING ROOM feature fireplace with honey-coloured Bressumer beam above, fitted wood burner, painted beamed ceiling, coat hooks, meter cupboard, stripped wood flooring. KITCHEN/DINING ROOM in two distinct zones with stripped wood flooring throughout. The DINING ZONE has a stable door leading to REAR COURTYARD – ideal for Al fresco dining. The KITCHEN is in a grey theme, topped by marble-effect work surfaces incorporating 1 ½ bowl single drainer enamelled sink unit. Integrated appliances include a Candy dishwasher, Candy fridge/freezer. There is also a Candy washing machine/tumble dryer, a Candy electric oven with 4-ring induction hob above and stainless-steel extractor hood, fitted shelving – the units incorporate wine bottle holder.

### FIRST FLOOR

Landing. BEDROOM 1 stripped wood flooring. BEDROOM 2 stripped wood flooring. BEDROOM 3 stripped wood flooring. SHOWER ROOM with tiled cubicle, wash hand basin with drawers beneath, circular illuminated wall mirror, low level wc, ladder-style heated towel rail/radiator, half-tiled walls and tiled flooring, BROOM CUPBOARD also housing wall-mounted gas-fired boiler for central heating and domestic hot water.

### OUTSIDE

The property is set above the road, and approached by a shared pathway with the neighbouring house. To the left of this is a private COURTYARD and pizza oven, and there are distant views across Barnstaple and beyond. The GARDEN is screened from the lane below by hedging. There is shared access to the side, with substantial stone retaining wall, an area covered in scalplings leads to a sunny wall-enclosed REAR COURTYARD with water tap and GARDEN STORE. Behind this is a fenced-off area where there is a SHED and whirligig washing line owned by the neighbouring property with pedestrian right of way to it.

### SERVICES

All mains services connected. Gas central heating, underfloor on ground floor.

According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple providers. For further information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### DIRECTIONS

W3W:///grant.flames.goals

From Barnstaple, proceed up Pilton Street and at the top bear right before the church into The Rock area. Continue for about 500 yards and the property will be found above the road on the right-hand side. There is unrestricted parking on the road below.

### LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





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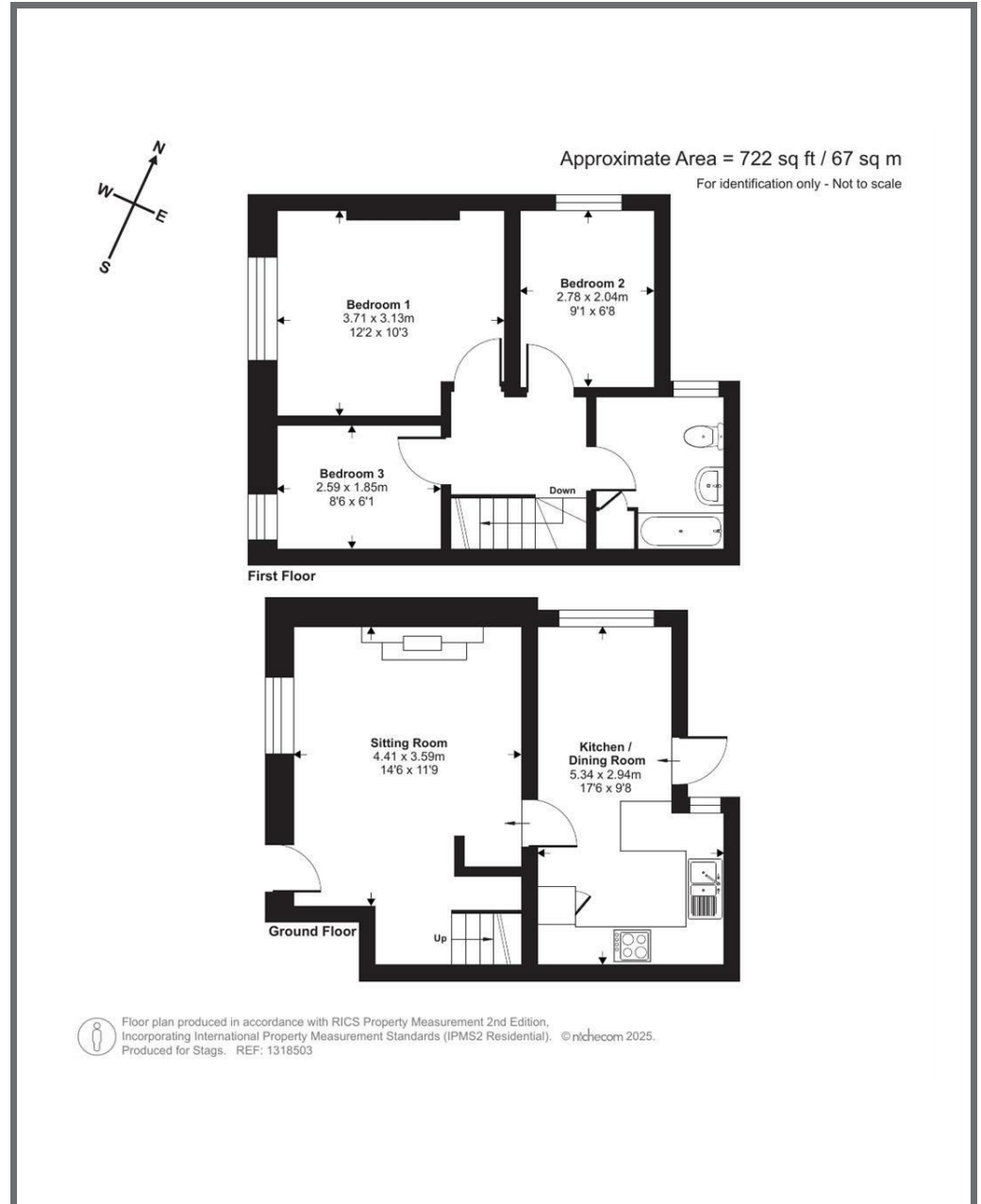


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
		80
	65	
England & Wales		EU Directive 2002/91/EC

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