



Threesons





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Sowden Lane, Barnstaple, Devon, EX32 8BU

Barnstaple town, amenities and Rock Park are within walking distance

A detached 1960s chalet style property with far reaching views, garden and double garage, in need of general modernisation. No Onward Chain.

- Detached chalet style property
- 4 Bedrooms & Wet Room
- Walled garden & gated driveway
- Double Garage
- In need of general modernisation
- Far reaching views
- Built in 1960s
- No Onward Chain
- Council Tax Band D
- Freehold

Guide Price £273,999

## SITUATION AND AMENITIES

Barnstaple town centre is about a 5-minute walk away and includes a range of businesses, a gym, regular buses, railway services, and an indoor Tarka Tennis and leisure centre are all nearby. There is nearby primary schooling within walking distance and Sticklepath has Petroc, the North Devon College. Roundswell is a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, and Aldi close by. There is easy access to the A361 North Devon Link Road, which links to the A361 North Devon Link Road within about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car are the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.

## DESCRIPTION

A detached chalet style property which we understand was built in 1960s and presents mainly painted rendered elevations, with double glazed windows, beneath a tiled roof. The accommodation would benefit from some general modernisation, the layout on the ground floor briefly comprises; Entrance hall, fitted kitchen with some integrated appliances, living room with far reaching views and a wet room. On the first floor there are two double bedrooms, one of which enjoys views across the town and surrounding countryside. There is a walled rear garden and gated brick paved driveway along with a detached double garage. The property is being sold with no onward chain.





## GROUND FLOOR

ENTRANCE HALL stairs off to first floor landing, electric Velux window, door leading into LIVING ROOM, dual aspect room with windows to side and rear, with far reaching views out towards Tawstock Castle and surrounding countryside, gas fire with back boiler. KITCHEN matching wall and base units with pull out corner units, space for white goods, integrated electric double oven and grill, four-point gas hob with extractor over, roll top work surfaces, inset sink and drainer with mixer tap, windows to side and rear, heated towel rail, stable style door leading to garden. BEDROOM 1 dual aspect room with window to front and side, fitted bedroom furniture and carpet. BEDROOM 2 window to side, fitted carpet. WETROOM with opaque window to side, wall mounted hand wash basin with mixer tap, WC, electric Mira Advanced Flex Shower, tiled walls, heated towel rail and extractor fan.

## FIRST FLOOR

LOFT access via hatch, ladder and light. BEDROOM 3 window overlooking rear garden and panoramic views across Barnstaple, access to eaves storage, built-in bedroom furniture. BEDROOM 4 window to side, eaves storage, fitted carpets.

## OUTSIDE

Gated brick paved driveway. DETACHED GARAGE and WORKSHOP with pedestrian door to side. WALLED GARDEN with raised borders, well stocked flower beds, fish pond and POTTING SHED. Generous sized SUN TERRACE. Outside water connection and lighting.

## SERVICES

Mains water, gas (back boiler), drainage and electricity. 4x Solar thermal panels providing hot water. According to Ofcom Ultrafast broadband is available in the area.

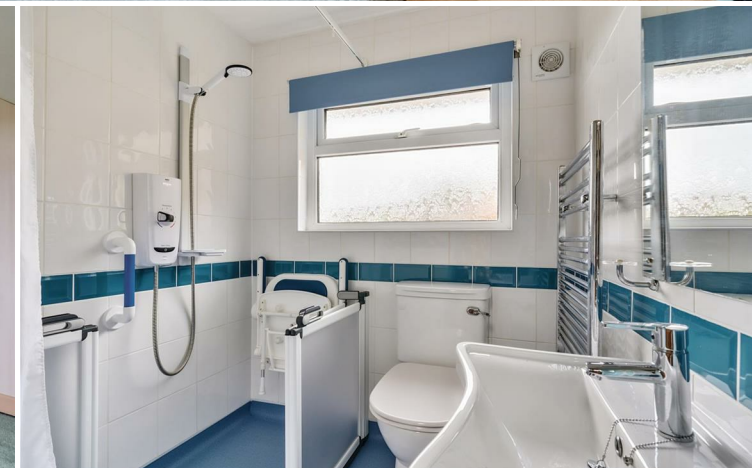
## DIRECTIONS

From our office proceed up Bear Street and continue straight at the traffic lights crossing Alexandra Road, continue up the road and take the 3rd right hand turn onto Sowden Lane (which continues onto Chanters Hill), with Our Lady's School on your left take the next right to continue on Sowden Lane, as the road bends to the right the property can be found on the left hand side with a 'for sale' board clearly visible.

WHAT3WORDS///richer.valid.vivid

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>45</b>	<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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