



19 Fair View, Barnstaple, EX31 1JR

£230,000

Well-presented and versatile two/three-bedroom home with extended kitchen/conservatory, private garden, and off-road parking, offered to the market with no onward chain.

Description

A charming and well-presented two-bedroom home offering flexible living accommodation, with two reception rooms—one of which could easily serve as a third bedroom if required. The property has a warm, contemporary feel throughout, making it an ideal purchase for a small family, couple, or single buyer.

To the front of the property, there is a dining room positioned just off the kitchen, creating a practical and sociable layout. In addition, a separate reception room provides excellent versatility and could be used as a lounge, snug, home office, or even a third bedroom depending on individual needs.

The bright and airy kitchen has been thoughtfully extended into a conservatory, creating a superb open-plan space ideal for modern living. The kitchen itself is stylishly fitted with modern cabinetry, complemented by a butcher's block worktop and inset Belfast sink, along with a freestanding hob and oven. The conservatory benefits from French doors opening directly onto the garden—perfect for entertaining or keeping a close eye on children and family life.

The home further benefits from gas central heating, powered by a regularly serviced Worcester boiler, ensuring comfort and efficiency year-round.

Upstairs, there are two well-proportioned bedrooms along with a family bathroom fitted with a contemporary suite. The loft space is easily accessed via a large pull-down ladder and offers additional versatility, featuring a Velux roof window and power supply—ideal for storage or potential hobby use.

Externally, the property enjoys both front and rear gardens, providing ample outdoor space. A large metal shed offers excellent storage. To the rear, there is hard-standing parking suitable for a good-sized vehicle, with additional space for a bike and an additional parking space in the lane.

Living Room 11'9" x 10'2" (3.60 x 3.10)

Dining Room 13'1" x 9'10" (4 x 3)

Kitchen/Conservatory 20'4" x 7'6" (6.20 x 2.30)

Bathroom 8'2" x 6'2" (2.50 x 1.90)

Bedroom 1 10'9" x 10'5" (3.30 x 3.20)

Bedroom 2 11'1" x 7'2" (3.40 x 2.20)

Information

Age - 1900

Tenure - Freehold

Parking - Off road space to rear of property

Heating - Gas Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - D 66 - Potential to be B 83

Nearest Primary School - Pilton Bluecoat Church of England Academy 0.15 mi

Nearest Secondary School - Pilton Community College 0.3 mi

Seller's position - No onward chain

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £850pcm - £900pcm as a 2 bed but the current owners have used it as a house share which achieved 3 separate tenancies/rooms totalling £1700 before utilities (accurate as of April 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

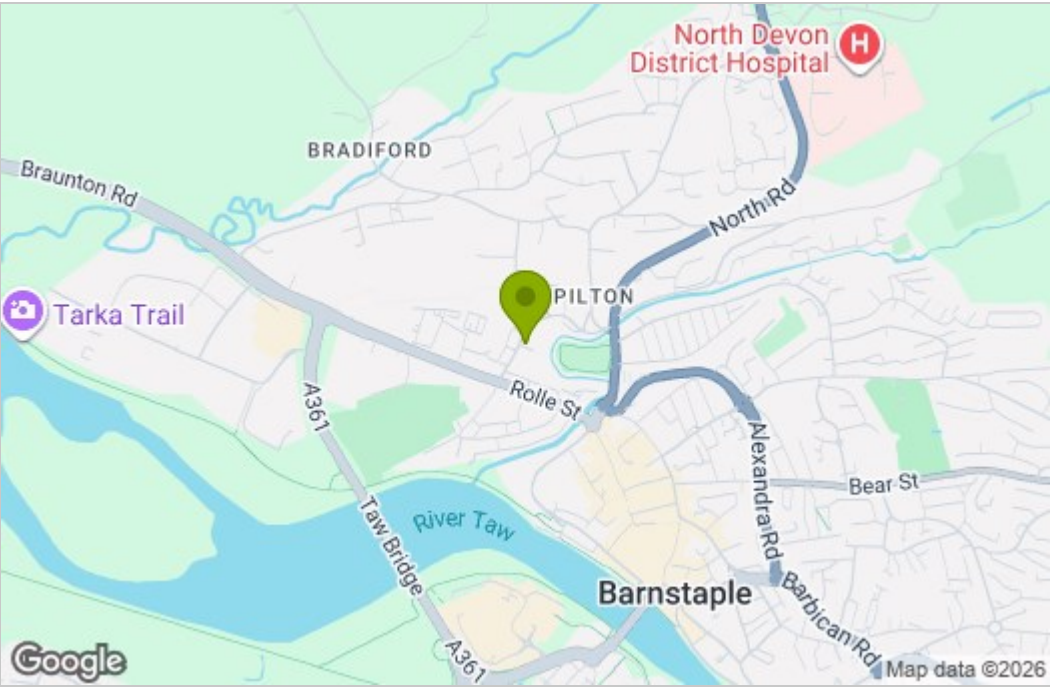
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

Floor Plan

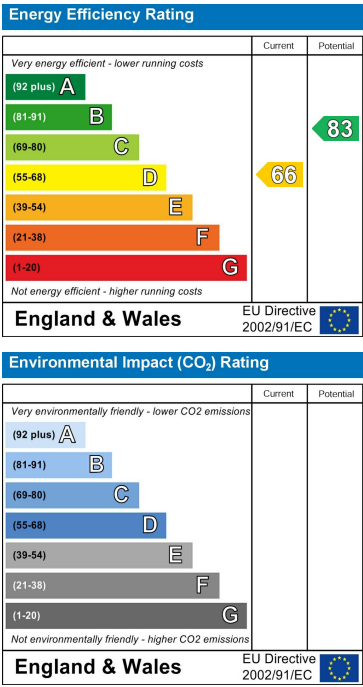


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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.