



**107 Pilton Street, Barnstaple, EX31 1PQ**

**Asking Price £150,000**

Charming Grade II, 2-bedroom cottage in Pilton, Barnstaple available with no onward chain. This delightful home boasts spacious bedrooms, a convenient location, and the potential for personalization.

Enjoy village life while being just minutes from town.

### Description

Set in the heart of ever-popular Pilton, this characterful cottage offers a fantastic opportunity for anyone looking to take on a small project. With some improvement and modernisation, this property could be transformed into a truly special home.

The ground floor includes a cosy living area, kitchen, and bathroom, while upstairs features two surprisingly spacious double bedrooms. There's also a small shared courtyard to the rear and a useful external storage room.

Offered for sale with no onward chain, this cottage is ideal for those keen to add value and personalise a property to their own taste.

### Prime Pilton Location

Located in the charming and historic district of Pilton, the cottage benefits from a quiet village feel while being just a 5-minute walk from Barnstaple town centre. Pilton offers an excellent sense of community, with amenities including two friendly pubs, a village hall, church, and a local fish and chip shop.

### Unlock the Potential

This is a rare chance to acquire a property in a sought-after location with plenty of scope for improvement. Viewing is highly recommended to appreciate both the charm of the cottage and the exciting possibilities it offers.

Living Area 18'6" x 8'7" (5.64 x 2.63)

Kitchen 12'4" x 6'9" (3.76 x 2.08)

Bathroom 5'6" x 7'3" (1.69 x 2.22)

Bedroom 1 9'6" x 13'5" (2.90 x 4.11)

Bedroom 2 10'3" x 10'0" (3.13 x 3.07)

### 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 £695pcm - £725pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). 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.

### Property Information

Grade II Listed

Tenure - Freehold

Heating - Electric night storage

Water and Drainage - Mains

Windows - Single glazed sash to the front / UPVC double glazed to the rear

Council Tax - Tax band A

EPC Rating - TBC

Seller's position - Vacant. No onward chain

### Note

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only and should not be relied upon for the purposes of floor coverings or furnishings. Fixtures and fittings other than those specifically mentioned in these sales particulars are not included in the sale

Floor Plan

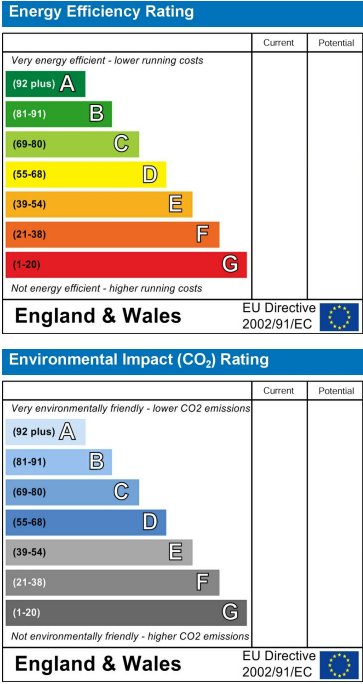


Total area: approx. 54.6 sq. metres (587.5 sq. feet)

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.