



**£170,000**

8 Ceramic Terrace, Barnstaple, Devon, EX32 8JD

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This spacious 3 bedroom end of terrace property would make fantastic BUY TO LET or FIRST TIME HOME and is now available in Ceramic Terrace, Barnstaple. This row of houses were given its name because they were built to serve as homes for the workers at Brannam Pottery, which was originally situated behind the property. The last kiln can be viewed in the medical centre that is now on the premises of the existing pottery works. The property comes complete with gas central heating, double glazed windows throughout and small courtyard garden area. Internally on the ground floor, you are welcomed into the hall where the floor tiling on show in the hallway of the house was made by Brannam Pottery. The cosy and comfortable 24ft lounge/dining area is a great space for entertaining. This then leads into the kitchen, which has a built in electric oven, gas hob with extractor, sink and drainer with space and plumbing for a washing machine or dishwasher. The bathroom is on the ground floor and has a shower over bath, WC and hand basin with ample room for storage. Upon the first floor there are 3 rooms, all of which can fit double beds; the middle bedroom has a beautiful feature fireplace surround and the master bedroom with fantastically well maintained floorboards and 2 large windows. The landing has a great space for extra storage with the potential for using that space to provide access to the loft. The loft has 1 foot of insulation throughout and could provide potential for a conversion. The rear courtyard is a convenient space for storage and could potentially help provide access for a sun roof terrace above the bathroom subject to the relevant permissions. The property is located within walking distance of a number of schools, and is an easy walking distance into Barnstaple Town centre, bus station, train station. Just a stones throw away is Rock Park surrounded by the River Taw which runs through the vibrant town where the modern shopping centre, retail parks, industrial estates,

## Lounge/Diner

27'1" x 10'2" (8.26 x 3.10)

Neutrally decorated, 27ft long with large bay window, feature fire place, window to the rear and carpeted throughout.

## Kitchen

10'2" x 7'9" (3.10 x 2.36 (3.09 x 2.35))

Ample storage within the fitted floor and wall units, inbuilt oven, gas hob, sink and drainer, space and plumbing for a washing machine.

## Bathroom

7'1" x 8'0" (2.16 x 2.44 (2.17 x 2.45))

Rainfall shower above the bath with hand basin and WC

## Master Bedroom

10'10" x 13'9" (3.30 x 4.19)

Neutrally decorated master bedroom with 2 large windows to the front and fantastically well maintained floorboards.

## Bedroom 2

8'0" x 12'6" (2.44 x 3.81 (2.45 x 3.80))

Neutrally decorated double bedroom with feature fireplace and window to the rear.

## Bedroom 3

8'2" x 10'1" (2.49 x 3.07 (2.50 x 3.08))

Neutrally decorated double bedroom with window to the rear.

## Measurements

All measurements are approximate. Floorplan not to

scale. We endeavor to make our particulars accurate and reliable, if there is any point that is of particular importance please contact us and we will be pleased to provide further information.

## Data Protection

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent and the "The Experts in Property" (Of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent further information, particularly if you are travelling some distance to view.

## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

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