



STAGS

Southgate

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Rumsam Road, Barnstaple, EX32 9EN

Local amenities and Barnstaple town centre within easy access.

- Hall, 3 Reception Rooms
- Kitchen/ Breakfast Room
- Study, Utility Room
- 6 Bedrooms, 3 Bathrooms
- Includes Potential Annexe
- Gas CH, Double Glazed
- Double Garage + Parking
- Level, Secluded Garden

Guide price £550,000

SITUATION AND AMENITIES

Situated within the most popular and desirable location of Rumsam Road within Newport within an easy, level walking distance of popular local schools, convenience stores, pubs, dentist, medical centre, parks and the Taw River. The town centre itself is a little further afield and as the regional centre, Barnstaple accommodates the areas main business, commercial, leisure and shopping venues. There is also the knownd ancient Pannier Market and adjacent Butchers Row. Leisure facilities include a thriving theatre, sports and tennis centre and cinema. Within a short drive are the glorious sandy, surfing beaches of Saunton Sands, Croyde Bay, Putsborough and Woolacombe Sands. Sailing is available on the coastal waters and Instow, on the banks of the River Torridge, is home to the North Devon Yacht Club. For golfers there is a variety of courses, but most notably the two championship links courses at Saunton. At Barnstaple, access is gained to the North Devon Link Road (A361) and this provides a fast route to the M5 motorway at Tiverton (Junction 27) where Tiverton Parkway also offers a fast service of trains to London Paddington in over two hours. Exeter, the Cathedral and county city with its university and international airport is about 40 miles away.

DESCRIPTION

This three storey detached Victorian residence presents elevations of Marland brick beneath a slate roof. The property



A substantial and well presented Victorian residence suitable for a variety of uses in favoured residential location.





is well presented and offers versatile family accommodation which could suit dual occupation or various home/ income uses such as B and B, Guest House, Foster Home, incorporating potential offices or conversion to commercial use entirely subject to planning permission. The property has been tastefully modernised to combine contemporary refinements with original period features. The layout of the accommodation is more clearly identified on the accompanying floorplans but comprises:

Ground Floor, Entrance Hall with original mosaic tiled floor leads to an Inner Hallway with attractive staircase rising to First Floor. The Drawing Room is a delightful triple aspect room with views over the garden and impressive marble fireplace. There is a large Dining Room also with marble fireplace. There is a Family/ TV Room with access into the Garden, this is accessed via a pair of glazed double doors from the Kitchen/ Breakfast Room which is fitted with an excellent range of quality, contemporary units with solid wood, soft close doors and brushed steel work surfaces. There is a large island unit with twin stainless steel Belling electric ovens, further five ring electric induction hob with extractor over, integrated dishwasher, fridge/freezer. There is a small Study off which leads onto a Boiler/ Cloakroom. Also, at Ground Floor Level is a recently refitted Bathroom/ Cloakroom off the Hall, as well as a separate Utility Area. The grand staircase leads to a large Landing, the Master Bedroom has triple aspect windows and en-suite Shower Room. Bedrooms 2 and 3 both overlook the front. From the Landing a doorway leads to a potential self-contained area which provides two further double Bedrooms, family Bathroom and from this Landing area a staircase leads to the Second Floor where there is a large open plan Lounge area, separate Kitchen with excellent contemporary units and Bedroom 6.



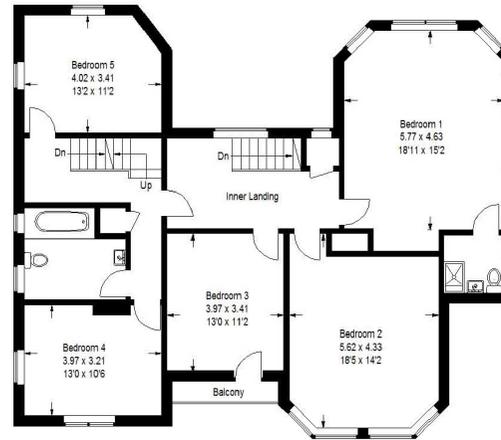
OUTSIDE

From the road, a pedestrian gate is flanked by mature hedging and shrubbery giving access to the front door. There are areas of level lawns either side of the property and to the rear. There is a Double Garage to the left hand side with additional parking in front. The garden enjoys a good deal of seclusion and privacy and is landscaped with ease of maintenance in mind.

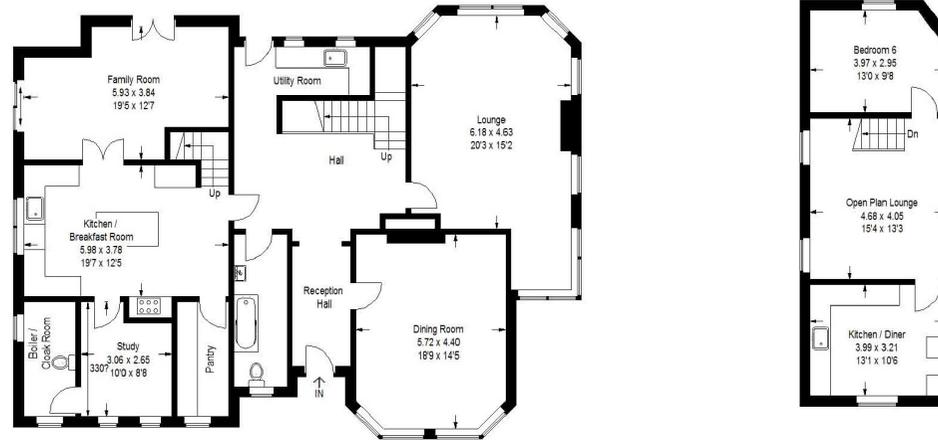
SERVICES

All mains services, gas central heating.

Approximate Gross Internal Area
337.4 sq m / 3632 sq ft



First Floor



Ground Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2014 (ID 118989)

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Lower energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	57
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	