

Ground Floor

Floor area 59.9 sq.m. (645 sq.ft.) approx



First Floor

Floor area 52.7 sq.m. (567 sq.ft.) approx

Total floor area 112.5 sq.m. (1,211 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND B



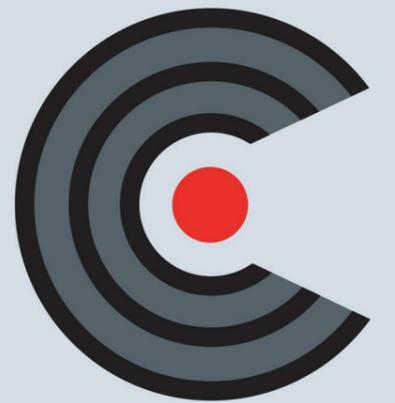
66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk



16 PULCHRASS STREET, BARNSTAPLE, DEVON, EX32 8JS

Space, character and convenience!

If you have been searching for a substantial townhouse offering spacious living area and being within easy reach of Barnstaple town centre then take a closer look at 16 Pulchrass Street, a large four bedroom family home.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£195,000

- Spacious four bedroom Town House
- Two reception rooms
- Courtyard style garden
- Low maintenance
- Permit on road parking
- Close to Barnstaple Town Centre
- No onward sales chain
- Perfect for a buy to let or a family home



Chequers estate agents of Barnstaple proud to present this mid terraced townhouse in a sought-after area and within a short walk from Barnstaple town centre. The accommodation is arranged over two floors and briefly comprises: entrance hallway with lounge off, for the dining area, cloakroom, kitchen with utility. To the first floor are four bedrooms and a family bathroom.

To the rear of the property has a small courtyard style garden most of the front parking is available by permit only.



Overall this property is spacious and is a perfect investment purchase or an ideal family home.

Pulchra Street is situated within walking distance to Barnstaple town centre, the historic and regional centre of North Devon as well as Bideford town centre. Situated in the valley of the river Taw, the property is surrounded by beautiful countryside and some of the areas best beaches. Barnstaple Town itself offers a variety of banking, schooling, and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping facilities as well as a popular market. Our best known Sandy beaches such as Woolacombe, Croyde, Saunton and Instow are within easy reach and the A361 North Devon link road provides a convenient access to the M5 motorway network and beyond.

ENTRANCE HALLWAY

A spacious entrance hallway with handy under stairs storage, stairs to 1st floor landing, radiator, tiled flooring. UPVC double glaze window giving access to the courtyard style garden.

LOUNGE 11'5 X 11'3 (3.48M X 3.43M)

A light and airy living space with UPVC double glazed window to front elevation, feature fireplace, cover ceiling, radiator, fitted carpet.

DINING ROOM 12'6 X 11'3 MAX (3.81M X 3.43M MAX)

UPVC double glazed window overlooking the rear courtyard, radiator, fitted carpet.



CLOAKROOM 3'7 X 2'11 (1.09M X 0.89M)

UPVC double glazed opaque window to side elevation, WC, laminate flooring.

KITCHEN 14'2 X 7'9 (4.32M X 2.36M)

A fitted kitchen with a range of base units and drawers. Further matching wall cabinets. Fitted single sink insert into worksurface with cupboard space below. Further matching worksurface providing plenty of preparation space. Space and plumbing for dishwasher, space for cooker with fitted extractor over. Handy recess lending itself to be a perfect place for an upright fridge freezer. Wall mounted glow worm boiler supplying the central heating system. UPVC double glazed bay window to side elevation, extensive tiling, radiator, laminate flooring.

UTILITY ROOM 6'8 X 5'3 (2.03M X 1.60M)

UPVC double glazed window overlooking the rear courtyard, space and plumbing for washing machine, laminate flooring.

FIRST FLOOR LANDING

UPVC double glaze window to side elevation. Spacious and airy landing with ceiling trap to loft space, radiator, fitted carpet.

BEDROOM ONE 12'2 X 10'1 (3.71M X 3.07M)

UPVC double glaze window overlooking the rear courtyard, radiator, fitted carpet.

BEDROOM TWO 15'3 X 6'7 PLUS RECESS (4.65M X 2.01M PLUS RECESS)

A triple aspect bedroom with UPVC double glaze window to front, rear and side elevations. Handy fitted airing cupboard housing hot water tank, radiator, fitted carpet.

BEDROOM FOUR 8'0 X 7'3 (2.44M X 2.21M)

UPVC double glaze window to front elevation, radiator, fitted carpet.

BEDROOM THREE 11'1 X 7'7 (3.38M X 2.31M)

UPVC double glaze window to front elevation, radiator, fitted carpet.

BATHROOM 8'10 X 4'7 (2.69M X 1.40M)

UPVC double glazed opaque window to side elevation. Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash and basin and WC. Further hatch to loft space, radiator, laminate flooring.