



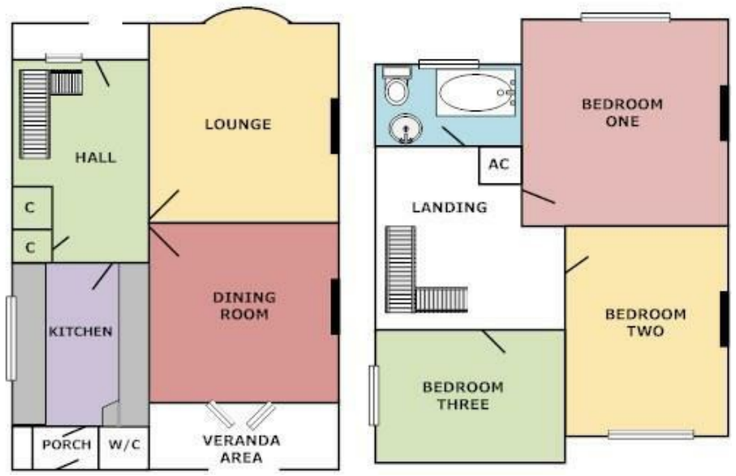








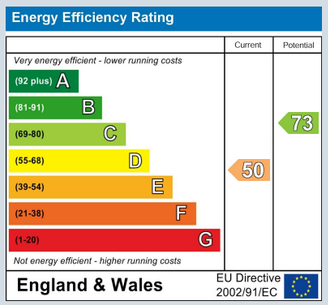












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2 RUMSAM CLOSE,

BARNSTAPLE, DEVON, EX32 9ES

A particularly spacious 1930s style 3 Double Bedroom Semi Detached House occupying a virtually double sized plot with mature Gardens to rear and side, Garage and additional Parking. Highly sought after Rumsam location, internal viewing a must.

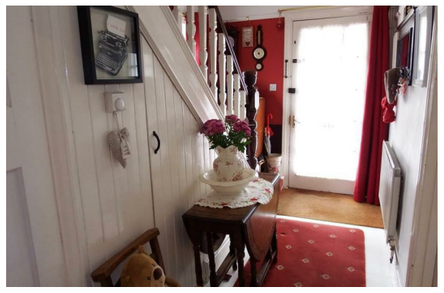
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£295,000

- Spacious 1930's style Semi Detached House
- Bay fronted Lounge
- Dining Room with fireplace feature
- Fitted Kitchen & modern Bathroom
- 3 Double Bedrooms
- Many original period features
- Fabulous plot providing mature Gardens & offering lots of further potential
- Garage and plenty of Parking
- Rock Park and local schools for all ages nearby
- Internal viewing recommended











Chequers Estate Agents are delighted to offer for sale number 2 Rumsam Close a particularly spacious 1930's style Semi Detached House located in one of Barnstaple's most popular residential areas.

Occupying a virtually double sized plot with mature Gardens, Garage and plenty of Parking the property enjoys a pleasant position tucked away in a private cul de sac approached from Rumsam Road. This is a much admired location on the outskirts of Barnstaple yet close to schools for all ages, Newport's local shops, medical centre and the famous Rock Park.

The property has spacious family size accommodation on Two Floors with gas central heating and double glazing installed and retaining many period features including the fireplaces, picture rails, panel doors and a fabulous staircase with turned newel post. The accommodation includes an Entrance Hall with stairs to First Floor and useful understairs storage, a bay fronted Lounge, Dining Room with fireplace feature and French doors to Garden plus a modern Kitchen with integrated hob and high level double oven. At First Floor level there is a landing plus 3 Double Bedrooms and a modern Bathroom with white suite and Laura Ashley tiles.

On the outside the gardens are at the rear and side and incorporate a mature lawned Garden enjoying lots of privacy with a number of shrubs and trees, sundeck with summer house, 2 useful sheds plus patio and courtyard Gardens ideal for sitting and entertaining. For those that may have a need for more room the plot offers plenty of potential for extension.

In all a well situated and sizeable 1930's house with lots of room inside and out thoroughly recommended for internal inspection.

GROUND FLOOR

OPEN CANOPY PORCH
With timber arch feature and original glazing. Glass door to

ENTRANCE HALL
With radiator, exposed wood flooring, picture rails, stairs to First Floor with ornate newel post, useful understairs storage cupboard and large walk in understairs larder cupboard with electric meters and fuses and marbled shelving.

LOUNGE 15' X 14'3 (4.57M X 4.34M)
With panelled door, picture rail, tiled fireplace with timber surround and mantle, radiator and bay window to front with replacement double glazing, wall and ceiling lighting.

DINING ROOM (MAXIMUM MEASUREMENTS INLCUDING RECESS 14' X 14'6 (4.27M X 4.42M)
With panelled door, picture rail, tiled fireplace for open fires with timber surround and mantle, French doors leading to the covered veranda porch area and garden beyond, radiator.

KITCHEN 12'2 X 9'10 (3.71M X 3.00M)
Fitted with a range of matching base and wall mounted units with cupboards, drawers and work surfaces. Wall mounted cupboards with glazed display units and shelved niches, 4 ring gas hob with cooker hood over, high level double oven, tall cupboard housing the gas boiler for the hot water and heating system and shelf storage over, radiator, double glazed window to side overlooking the garden and door to Rear Porch. Pull out breakfast bar.

REAR PORCH
Plumbing for washing machine, wall mounted cupboard, door to garden and door to

W/C
With low level suite and double glazed window.

FIRST FLOOR LANDING
With access hatch to loft, pull down ladder, picture rail, airing cupboard with factory lagged tank and shelving.

BEDROOM THREE 12'4 X 10'10 (3.76M X 3.30M)
With panelled door. double glazed window to side overlooking the back garden, picture rail and radiator.

BEDROOM TWO 14'2 X 11'3 (4.32M X 3.43M)
With panelled door, picture rail, radiator and double glazed window overlooking the back garden, shelved cupboard with panelled door and tiled fireplace feature.

BEDROOM ONE 13'1 X 13'6 (3.99M X 4.11M)
With double glazed window to front, shelved wardrobe cupboard with panelled door, tiled fireplace feature, picture rail and radiator.

BATHROOM 7'6 X 4'8 (2.29M X 1.42M)
Fitted with a white suite incorporating a P shaped bath with integrated shower over, pedestal hand basin and low level W/C, part tiled walls (Laura Ashley), double glazed window, radiator, part glazed door and double glazed window.

OUTSIDE
The property occupies a large plot with gardens to side and rear fully enclosed and safe for those with children and pets. The excellent side garden incorporates some mature trees and shrubs with an expanse of lawn and Summer House. Patio and stone chipped courtyard area ideal for entertaining, covered veranda and 2 useful garden sheds. Side access gate.

SINGLE GARAGE
With lean to Greenhouse, brick paved path to side. Outside tap, outside light, water but. Hardstanding space for 2 cars with further space in front of the Garage.