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T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

**38 RICHMOND STREET,
BARNSTAPLE, DEVON, EX32 7DP**

A spacious 4 Bedroom House with many original features and offering enormous scope for those seeking a Character Home with improvement potential. Chain free & recommended for early internal inspection.

£145,000

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

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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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NAEA
National Association of Estate Agents
LICENSED MEMBER

RICS
Registered Valuer

- Spacious Victorian Town House
- Versatile 4 Bedroom accommodation on 3 Floors
- An ideal project for those seeking a home to improve & make their own
- Lounge & separate Dining Room
- Galley style Kitchen
- Bathroom & separate W/C
- Gas central heating
- Enclosed Rear Garden
- Available with no on going chain



Located in a cul de sac right in the heart of Barnstaple this conveniently situated Town House is half a mile from local shops and close to primary schools.

Arranged on 3 Floors this spacious Period Property has versatile accommodation with 3/4 Bedrooms and 2 Reception Rooms.

It does require some repair and modernisation and would make an ideal project for those seeking a home to improve and add value.

It has original doors and some lovely fireplaces and is offered with no on going chain.

Further details are as follows:

GROUND FLOOR

ENTRANCE PORCH

With door to front, also leading to

ENTRANCE HALL

With period tiled floor and stairs to First Floor

LOUNGE

With corniced ceiling, original marble fireplace surround with shelves and sash windows.

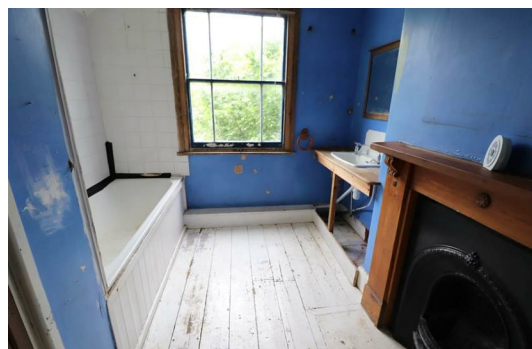
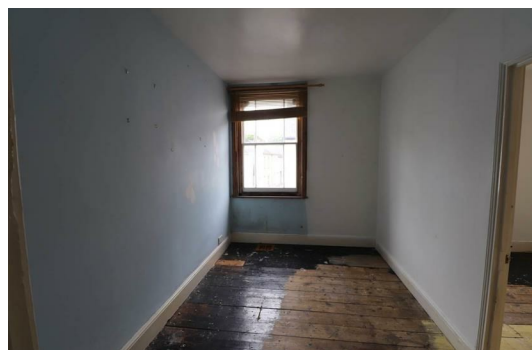
DINING ROOM

Open plan from Hall with stairs to First Floor and under stairs storage cupboard. Fireplace with multi fuel stove and radiator.

GALLEY KITCHEN

With base units with cupboards, drawers and work surfaces. Belfast sink, tiled flooring and plumbing for washing machine. Wall mounted gas boiler and door to garden.

FIRST FLOOR



LANDING

Door to

BATHROOM

Panelled bath and hand basin, exposed floorboards and original sash window. Period fireplace and linen cupboard.

SEPARATE W/C

With low level w/c

BEDROOM ONE

With panelled door, period fireplace and cupboard to recess, radiator and exposed floorboards.

BEDROOM TWO

With exposed floorboards and connecting door to

BEDROOM THREE

With exposed flooring, fireplace feature and radiator.

SECOND FLOOR

BEDROOM FOUR

A spacious attic style double room with radiator, exposed floorboards and dormer window feature.

OUTSIDE

Enclosed courtyard with raised beds and shed

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.