Bond Oxborough Phillips

Changing Lifestyles

32 Poltimore Lawn
Barnstaple
Devon
EX32 7HL

Guide Price: £215,000 Freehold







01271 371 234
barnstaple@boppproperty.com

32 Poltimore Lawn, Barnstaple, Devon, EX32 7HL

A TASTEFULLY DECORATED HOME IN A CONVENIENT TOWN LOCATION

- 3 well-proportioned double Bedrooms
- Bright, open-plan Living / Dining Room
- Balcony enjoying far-reaching views
- Contemporary fitted Kitchen
- Modern Shower Rooms on both floors
- Private enclosed rear garden
- Convenient & elevated town location
- Currently operating as a successful holiday let











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New to the market is this beautifully presented 3 Bedroom terraced home enjoying a convenient and elevated town location. Currently operating as a successful holiday let, this property has been thoughtfully updated and tastefully decorated throughout, making it an ideal choice for first time buyers, growing families or investors alike.

Stepping inside, you're welcomed by a bright and spacious open-plan Living/Dining Room - the perfect setting for relaxing evenings or entertaining guests. From here, French doors open onto a Balcony, where you can enjoy far-reaching views across Barnstaple.

The modern Kitchen is fitted with a contemporary quartz countertop, built-in gas hob and oven, and provides space for a washing machine, fridge/freezer and dishwasher. There's also handy understairs storage as well as access to the private, enclosed rear garden - ideal for outdoor dining or simply unwinding. Completing the ground floor is a stylish 3-piece Shower Room. Upstairs, you'll find 3 generously sized double Bedrooms, with the primary and secondary rooms enjoying the same elevated outlook over the town and countryside. Each bedroom offers plenty of room for freestanding furniture, while the landing benefits from additional built-in storage, housing the combination boiler. The first floor is finished by a sleek and modern Shower Room.

Outside, the rear garden is fully enclosed and low-maintenance, featuring a useful storage shed and gated access. The property benefits from residents' parking and double glazing throughout.

Since purchasing, the current owner has carried out a thoughtful programme of renovation, creating a home that perfectly balances comfort, style and practicality.

This charming and versatile property is ready to move straight into – a must-see for anyone looking for a well-finished home close to Barnstaple's amenities, transport links and scenic surroundings.

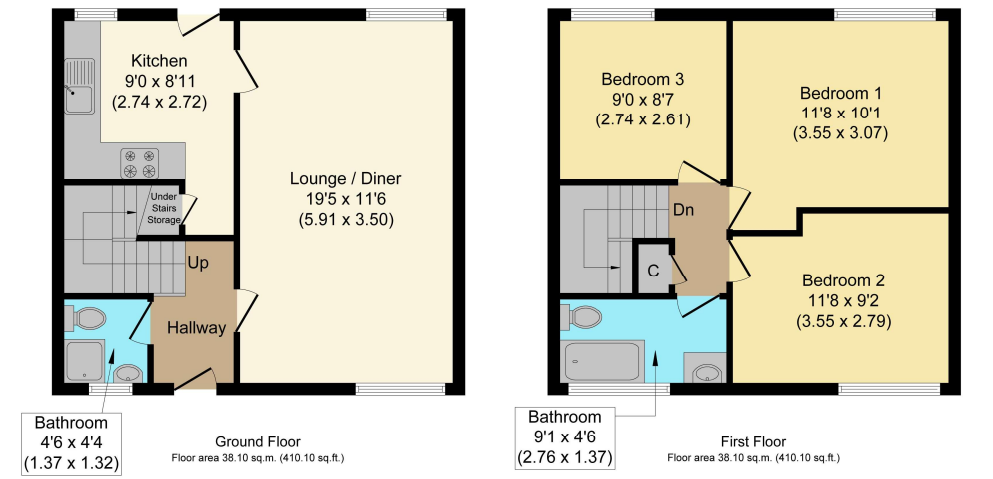
Council Tax Band
Currently deleted but previously A - North Devon Council







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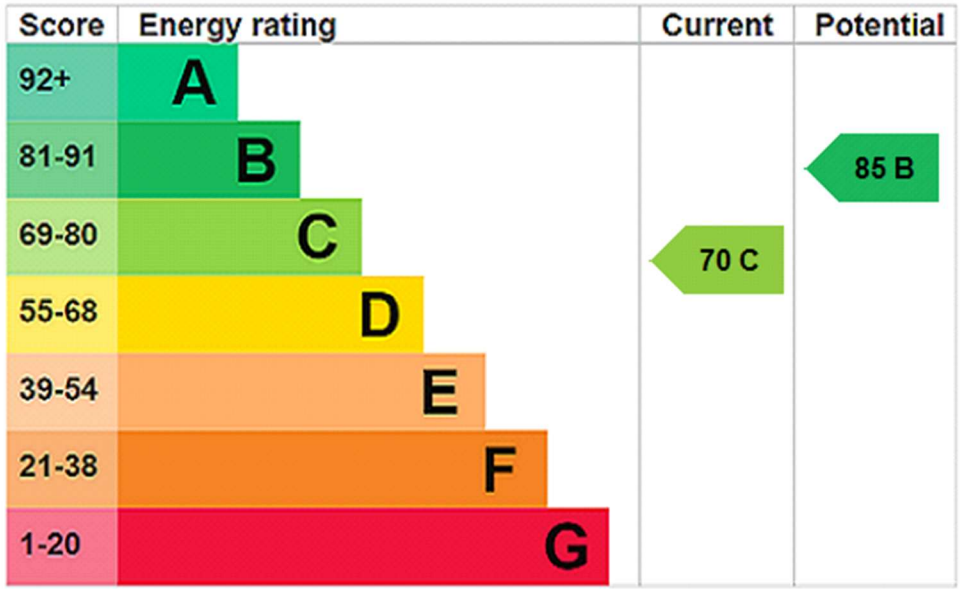


Total floor area: 76.20 sq.m. (820.20 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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Directions

Directions to this property can be easily found by using What3words: https://w3w.co/losses.headed.olive