Bond Oxborough Phillips

Changing Lifestyles

8 Coronation Street
Barnstaple
Devon
EX32 7AY

Guide Price: £269,950 Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Coronation Street, Barnstaple, Devon, EX32 7AY

CHARMING EDWARDIAN HOME OFFERED FOR SALE WITH NO ONWARD CHAIN

- 4 Bedrooms (1 En-suite Bathroom)
- Living Room with bay window & feature fireplace
- Spacious Kitchen / Breakfast Room
- Separate Dining Room / second Reception Room
- Accommodation arranged over 3 floors
- Beautifully private rear walled garden with summerhouse
- Permit parking to the front
- Pedestrian side access to a country lane
- Located within a short, level walk of Barnstaple town centre

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Overview

Located within a short, level walk of Barnstaple town centre, whilst being offered for sale with no onward chain, this 4 Bedroom Edwardian terraced home is arranged over 3 floors and offers charming, character features throughout, along with a beautifully private walled rear garden.

An Entrance Porch welcomes you into the home, showcasing stunning character tiled flooring. From here, there are doors to all principal rooms and stairs rising to the first floor.

The Living Room is positioned to the left upon entry and features a bay window and an attractive character fireplace.

Adjacent to the Living Room is a second Reception Room, currently housing a grand piano (available by separate negotiation).

The impressive Kitchen / Breakfast Room is a generously proportioned space, accessed from both the Hallway and via an archway from the Dining Room. This light and airy room benefits from granite worktops, a breakfast bar, space for a Rangemaster-style oven, an integrated dishwasher and integrated fridge and freezer, all complemented by character tiled flooring. Double doors open out to the rear garden, and there is also access to a downstairs Cloakroom with a WC and wash hand basin, as well as a useful utility cupboard.

The first floor comprises 3 Bedrooms and a Family Bathroom. The second floor hosts a spacious Principal Bedroom, complete with an array of bespoke fitted wardrobes and a 4-piece En-suite Bathroom.

To the front of the property, permit parking is available. To the rear, there is a low-maintenance garden that enjoys a high degree of privacy, along with a summerhouse and useful pedestrian side access to a vehicular country lane. Some neighbouring properties have made use of this access by creating off-road parking within their gardens.

Council Tax Band

B with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

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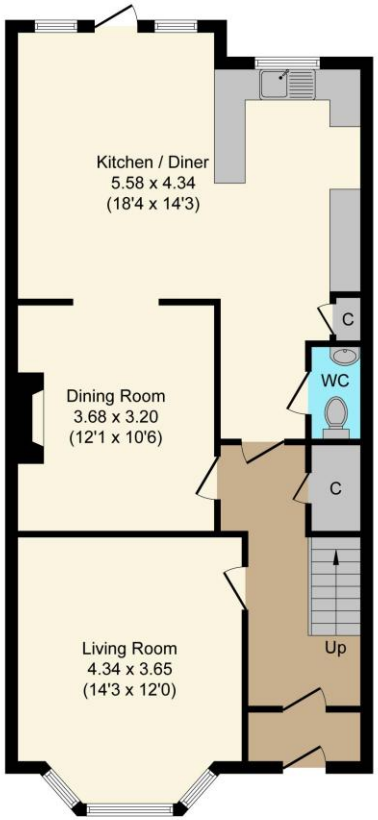
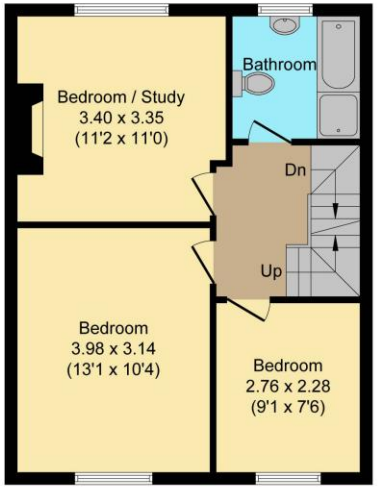
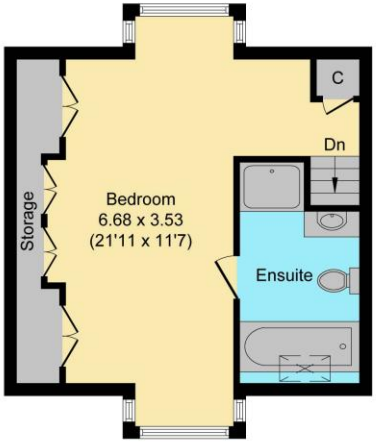


Ground Floor
Floor area 66.30 sq.m. (713.65 sq.ft.)



First Floor
Floor area 41.50 sq.m. (446.70 sq.ft.)



Second Floor
Floor area 31.70 sq.m. (341.21 sq.ft.)

Total floor area: 139.50 sq.m. (1501.56 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 cannt 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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Area Information

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/deal.spots.former

Following directions towards Barnstaple Town Centre from Alexandra Road, take the first exit at the roundabout onto Vicarage Street. Take the second right hand turning onto Higher Maudlin Street and continue to follow the road around along Coronation Street, passing Charles Street and King Edward Street on your left hand side. Number 8 will be located a short distance on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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EX31 1SY
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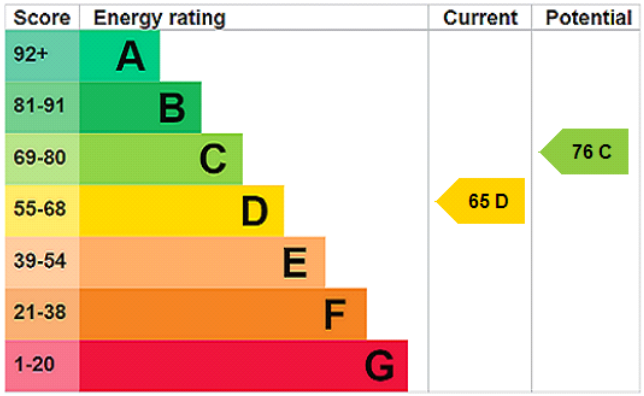

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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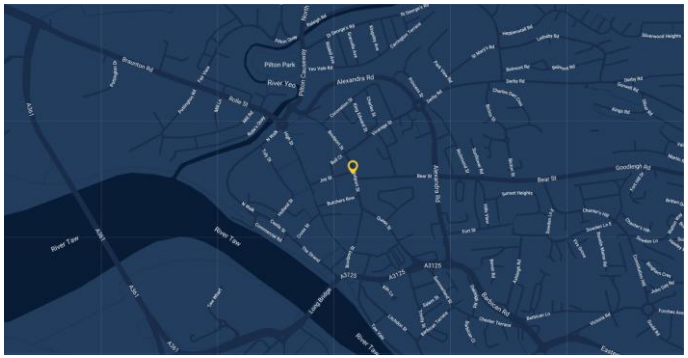
for a free conveyancing quote and mortgage advice.