



Bond
Oxborough
Phillips

Changing Lifestyles

28 Vicarage Lawn
Barnstaple
Devon
EX32 7BN

Price: £215,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

28 Vicarage Lawn, Barnstaple, Devon, EX32 7BN

AN IMMACULATELY PRESENTED VICTORIAN HOME IN A QUIET CUL-DE-SAC



- 3 Bedrooms

- Generous loft with conversion potential (STPP)
- Spacious, open-plan Living / Dining Room with log burning stove
- Modern, fully fitted Kitchen with utility space & contemporary Bathroom
 - Low-maintenance, west-facing rear garden with wooden storage shed
 - Short, level walk to Barnstaple Town Centre
 - An ideal purchase for both first time buyers & buy-to-let investors alike



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Occupying a tucked away cul-de-sac location within a short level walk of Barnstaple Town Centre is this immaculately presented 3 Bedroom Victorian home. This light and airy terraced house offers a modern Kitchen and Bathroom, a low-maintenance rear garden with a sizeable wooden storage shed, and is considered to be the ideal purchase for both first time buyers and buy-to-let investors alike.

An Entrance Hall welcomes you into the home with a door on your left into the spacious, open-plan Living / Dining Room. This delightful, dual aspect room is considered to be the social hub of the home, whilst also offering a log burning stove, door to the rear garden, access to an understairs storage cupboard and a door to the kitchen.

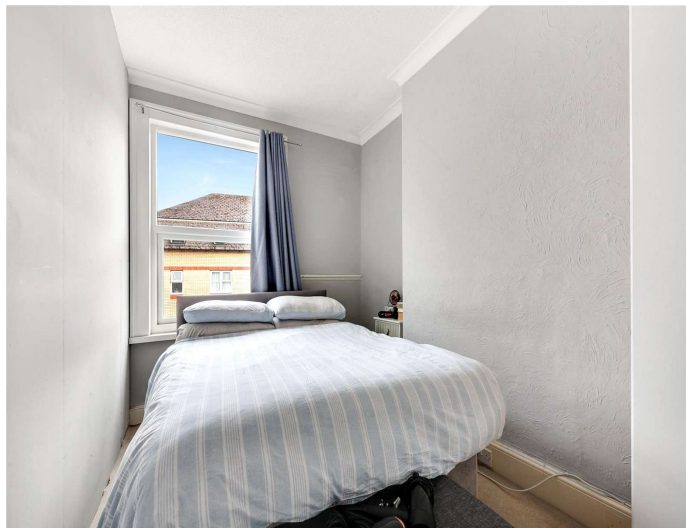
The contemporary Kitchen is positioned at the rear of the house, fitted with an array of matching cupboards and drawers, modern integrated appliances and possessing space for both a tumble dryer and washing machine.

On the first floor are 3 Bedrooms and a spacious Bathroom comprising of a WC, wash hand basin and a panelled bath with a shower over. There is also a substantial loft area with scope for conversion, subject to the necessary permissions.

To the front of the home is off-street residents parking, available on a first-come-first-served basis, whilst to the rear is a low-maintenance courtyard style garden enjoying a westerly facing aspect, featuring a sizeable wooden storage shed and providing ample room for all the summer barbecues.

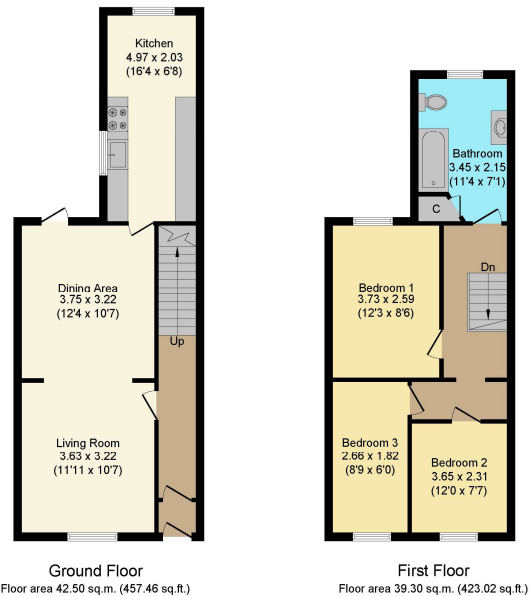
Council Tax Band

A - North Devon Council



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/then.tapes.civic>

From our Office on Boutport Street, continue on foot along Boutport Street turning right onto Vicarage Street. After a short distance, take the second turning right into Vicarage Lawn. After a short distance, you will find number 28 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 & 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 able 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.