



Bond
Oxborough
Phillips

Changing Lifestyles

17 Orchard Road
Barnstaple
Devon
EX32 9JQ

Asking Price: £170,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

17 Orchard Road, Barnstaple, Devon, EX32 9JQ

A WELL-LOVED END-TERRACE HOME OFFERING EXCITING POTENTIAL



- 3 Bedrooms

- Spacious, dual aspect Living / Dining Room extending to approximately 22' in length
 - Extended Kitchen
 - Upstairs Shower Room
- Private, low-maintenance rear courtyard garden with pedestrian side access & a shed
- Ideally positioned within easy reach of the town centre, local schools & everyday amenities
- No onward chain



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

17 Orchard Road, Barnstaple, Devon, EX32 9JQ

Changing Lifestyles

Offered to the market for the first time in over 60-years, this well-loved 3 Bedroom end-terrace house offers a wonderful opportunity to purchase a home in this ever-popular and well-established part of Newport. Ideally positioned within easy reach of the town centre, local schools and everyday amenities, the property offers generous accommodation throughout together with exciting potential for modernisation and personalisation.

The accommodation begins with an enclosed Entrance Porch, providing a practical space for coats and shoes, leading through to a welcoming Hallway with stairs rising to the first floor. The spacious, dual aspect Living / Dining Room extends to approximately 22' in length, creating a wonderfully versatile reception space with ample room for both lounge and dining furniture - ideal for family living and entertaining alike. To the rear, the Kitchen has been extended to provide additional workspace and utility potential, with further scope for informal dining if desired. The kitchen also enjoys direct access to the rear garden.

Upstairs, the property offers 2 generously proportioned double Bedrooms, both capable of accommodating freestanding furniture with ease. The principal bedroom benefits from built-in storage and a pleasant rear aspect. The third Bedroom provides flexibility for use as a child's room, home office or study. A Shower Room completes the first floor accommodation.

Externally, the property enjoys a low-walled frontage and a private, low-maintenance rear courtyard garden with a shed with light and power connected. As an end-terrace home, the property further benefits from valuable side access to the garden via a shared alleyway.

Combining well-balanced accommodation with exciting scope for improvement, this charming home presents an ideal opportunity for families, first time buyers and those seeking a property with long-term potential.

Council Tax Band

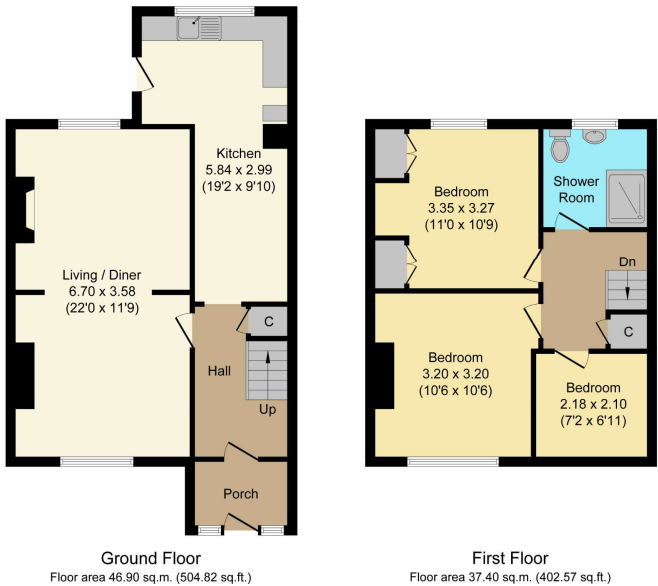
B - North Devon Council



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

17 Orchard Road, Barnstaple, Devon, EX32 9JQ



Total floor area: 84.30 sq.m. (907.39 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



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		
69-80	C		80 C
55-68	D	63 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/bags.upset.acute>

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, turn right onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. At the next roundabout, take the second exit onto Victoria Road. Take the first left hand turning onto Portmarsh Lane. At the end of the lane, turn right onto Victoria Street. Turn right onto Orchard Road to where number 17 will be found clearly displaying a numberplate.

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com