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Changing Lifestyles

9 Elgar Close
Barnstaple
Devon
EX32 8AA

Guide Price: £319,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

9 Elgar Close, Barnstaple, Devon, EX32 8AA

AN EXTENDED FAMILY HOME IN AN EXCLUSIVE CUL-DE-SAC WITH COUNTRYSIDE VIEWS



- 3 Bedrooms

- Open-plan Kitchen / Dining Room refitted in 2023

- Utility Room, ground floor Shower Room & versatile Study

- Spacious Living Room with sliding patio doors opening onto the outside seating area

- Extensive rear garden with raised composite decking, powered timber shed & generous lawn

- Off-road parking for 3-4 vehicles with gated side access to the rear garden



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Overview

Set within an exclusive cul-de-sac of just 17 homes on the outskirts of Barnstaple, this beautifully extended 3 Bedroom family home enjoys delightful countryside views to both the front and rear. Offering generous living accommodation, extensive rear gardens, parking for 3-4 vehicles and stylish contemporary kitchen and bathroom suites, it is perfectly suited to modern family life.

Double French doors welcome you into the impressive, open-plan Kitchen / Dining Room, a superb space designed for both everyday living and entertaining. Refitted in 2023, the contemporary kitchen features an extensive range of matching wall and base units, eye-level double ovens, a 4-ring electric hob with extractor over, an integrated full-height fridge and an integrated dishwasher. A door leads through to the Utility Room, offering additional worktop space, plumbing for a washing machine and access to both the ground floor Shower Room and a versatile Study, ideal for those working from home.

Positioned at the rear of the property, the spacious Living Room enjoys a peaceful outlook across the garden and benefits from sliding patio doors opening directly onto the outside seating area. A flame-effect electric fire provides an attractive focal point, whilst a further door offers access into the study.

The first floor comprises 3 well-proportioned Bedrooms, each enjoying attractive countryside views, together with a modern Bathroom fitted with a close coupled WC, wash hand basin and a panelled bath.

The rear garden is undoubtedly one of the property's standout features. A raised composite decking area provides the perfect place for outdoor dining and entertaining whilst also concealing an exceptional amount of useful storage beneath. Beyond lies an extensive lawn, a substantial timber workshop/storage shed with power connected, and a 5-bar wooden gate providing convenient access to the front of the property and the generous off-road parking area.

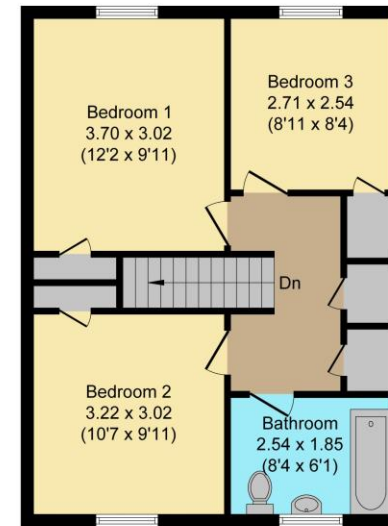
Council Tax Band

C 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.



Ground Floor
Floor area 68.50 sq.m. (737.32 sq.ft.)



First Floor
Floor area 44.40 sq.m. (477.92 sq.ft.)

Total floor area: 112.90 sq.m. (1215.24 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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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/melons.irritable.secure>

From Barnstaple continue along Bear Street continuing straight over at the traffic lights onto the Goodleigh and Bratton Flemming road. Take the right hand turning into Walton Way then immediately left into Elgar Close where number 9 will be located on your left 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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Please do not hesitate to contact
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for a free conveyancing quote and
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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