



Bond
Oxborough
Phillips

Changing Lifestyles

11 Andrew Road
Barnstaple
Devon
EX31 3AE

Asking Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

11 Andrew Road, Barnstaple, Devon, EX31 3AE

A DETACHED BUNGALOW WITH A GENEROUS MATURE REAR GARDEN



- 2 Bedrooms

Spacious Sitting / Dining Room filled with natural light enjoying an attractive outlook over the front garden

Kitchen overlooking the rear garden

Utility Room & Sun Room

- Superb, well-established rear garden with seating area & greenhouse
- Driveway parking and Integral Garage
- No onward chain



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11 Andrew Road is a well-presented 2 Bedroom detached bungalow peacefully positioned within the ever-popular residential area of Sticklepath. Having previously served as a successful rental investment for the current owners, the property is now offered to the market with no onward chain, presenting an excellent opportunity for those seeking a comfortable home with scope to personalise.

A welcoming Entrance Porch provides a practical space for coats and shoes before opening into the heart of the home. The spacious Sitting / Dining Room is filled with natural light and offers ample room for both relaxing and entertaining. Enjoying an attractive outlook over the front garden, this inviting space provides a versatile layout to suit a variety of lifestyles. The Kitchen is positioned to the rear of the property, overlooking the garden, and is fitted with a range of light-coloured wall and base units complemented by generous work surfaces. Built-in appliances include a 4-ring gas hob and gas oven, alongside a stainless steel sink, whilst there is further space for freestanding appliances. Adjoining the kitchen is a useful Utility Room, housing the boiler and providing internal access to the integrated garage as well as the Sun Room.

The bungalow offers 2 generously proportioned double Bedrooms. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from built-in storage, whilst the second bedroom overlooks the front aspect. Both are served by a well-appointed 3-piece Bathroom.

Without doubt, one of the property's most appealing features is the generous rear garden. Predominantly laid to lawn, it is beautifully framed by mature established shrubs, creating a wonderful sense of privacy and tranquillity. A charming timber pergola welcomes a paved seating area, providing the perfect spot to enjoy the sunshine or entertain family and friends, whilst a greenhouse will appeal to keen gardeners. A versatile Sun Room separates the kitchen from the outdoors. The garden also benefits from side access on both sides of the bungalow, offering excellent practicality.

To the front, the property is approached via a private driveway providing off-road parking, complemented by an attractive lawned front garden and access to the Integral Garage.

Offering spacious accommodation, excellent outside space and an enviable position within one of Barnstaple's most sought-after residential locations, 11 Andrew Road represents a superb opportunity for those looking to downsize, retire or simply enjoy single-storey living. With no onward chain, the property is ready for its next owners to make it their own.

Council Tax Band

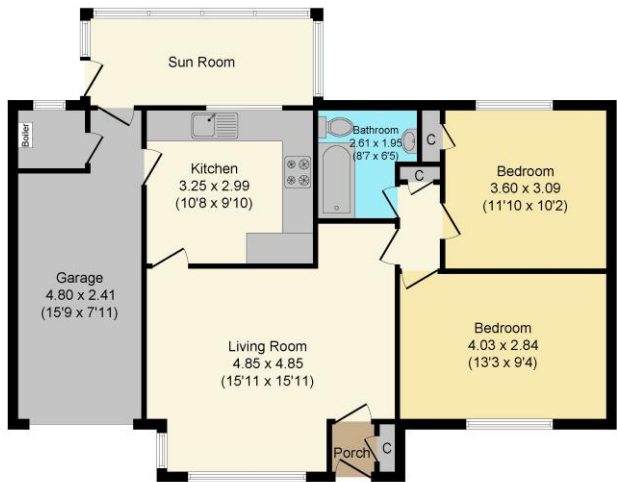
C - North Devon Council



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Total floor area: 81.70 sq.m. (879.41 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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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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions
What3Words: mason.bland.stroke

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