



Bond
Oxborough
Phillips

Changing Lifestyles

12 Oakleigh Road
Barnstaple
Devon
EX32 8JT

O.I.E.O: £170,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

12 Oakleigh Road, Barnstaple, Devon, EX32 8JT

AN END-TERRACE HOME WITH EXCELLENT POTENTIAL TO MODERNISE & MAKE YOUR OWN



- 2 Bedrooms

Well-proportioned Living Room enjoying a pleasant front aspect

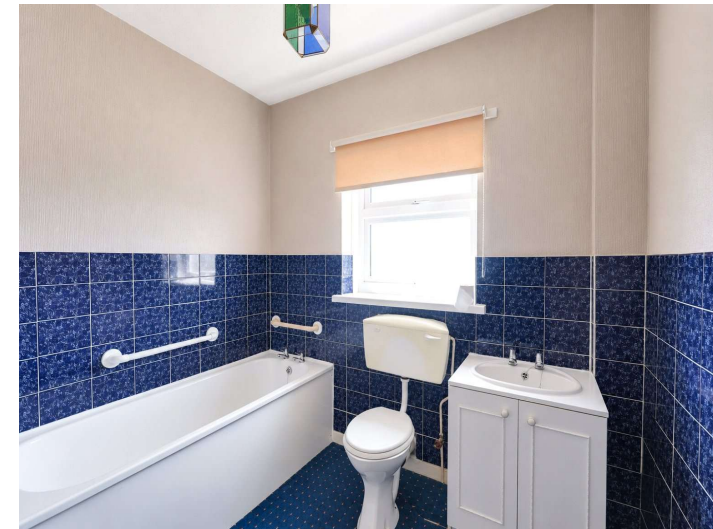
Kitchen positioned to the rear of the property

Understairs Cloakroom & First Floor Bathroom

Well-established south-facing rear garden

- No onward chain

- Within walking distance of Barnstaple Town Centre



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We are delighted to bring to the market 12 Oakleigh Road, a 2 Bedroom end-terrace home ideally situated within easy walking distance of Barnstaple town centre. Having been lovingly maintained for many years, the property now presents an excellent opportunity for a new owner to modernise and personalise to their own taste. Offered to the market with no onward chain, it is an ideal purchase for first-time buyers, investors or those looking for a project in a highly accessible location.

The property is approached via a charming enclosed front courtyard with a low stone wall and gated entrance. Stepping inside, a welcoming Entrance Hall leads through to a well-proportioned Living Room enjoying a pleasant front aspect. The room provides ample space for furnishings and benefits from useful built-in storage together with a Valor gas fire, creating a cosy focal point.

Positioned to the rear of the property, the Kitchen forms the heart of the home. Offering a generous range of wall and base units, there is ample space for freestanding appliances whilst enjoying an outlook over the rear garden. A useful understairs Cloakroom with WC provides additional practicality, and a rear door gives direct access outside.

To the first floor are 2 comfortable Bedrooms, both served by a 3-piece Bathroom.

Externally, the property enjoys a well-established south-facing rear garden arranged over 2 levels. The upper tier provides a patio seating area - perfect for relaxing or entertaining during the warmer months, whilst the lower section has been attractively landscaped with gravel and mature shrubs, creating a low-maintenance outdoor space. A timber garden shed sits to the rear, and a side gate provides useful pedestrian access.

Combining a practical town location, well-balanced accommodation and excellent potential for improvement, 12 Oakleigh Road represents a fantastic opportunity to create a home tailored to your own style whilst enjoying all that Barnstaple has to offer.

Council Tax Band

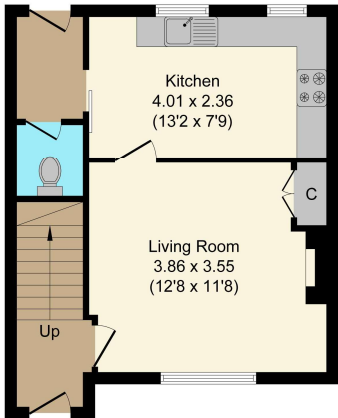
A - North Devon Council



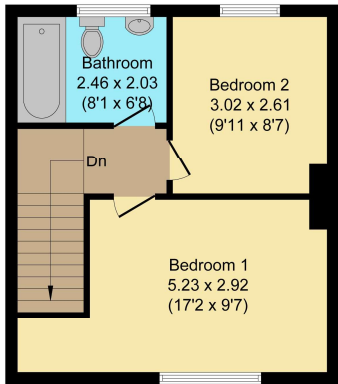
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Ground Floor
Floor area 32.10 sq.m. (345.52 sq.ft.)



First Floor
Floor area 31.40 sq.m. (337.98 sq.ft.)

Total floor area: 63.50 sq.m. (683.50 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		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.

Directions
What3Words: [piper.teams.swan](https://www.what3words.com/piper.teams.swan)

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