



Bond
Oxborough
Phillips

Changing Lifestyles

27 Hawley Manor
Barnstaple
Devon
EX32 8AP

Guide Price: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

27 Hawley Manor, Barnstaple, Devon, EX32 8AP

FOUR BEDROOM SEMI-DETACHED HOUSE WITH COUNTRYSIDE VIEWS AND SOUTH-WESTERLY FACING GARDENS



- Spacious four-bedroom semi-detached family home
- Popular cul-de-sac on the outskirts of Barnstaple
 - Far-reaching countryside views
- Versatile converted garage providing a fourth bedroom
- Ground-floor cloakroom with close-coupled WC and wash hand basin
- Kitchen/dining room with doors opening onto the rear garden
 - Off-road parking and useful storage area
 - South-westerly-facing garden and no onward chain



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Situated in a popular cul-de-sac on the outskirts of Barnstaple, this spacious four-bedroom semi-detached home enjoys far-reaching countryside views, off-road parking and a south-westerly-facing rear garden. Arranged over three floors and ideally suited to family living, the property is offered for sale with no onward chain.

The welcoming entrance hall provides access to the principal rooms, with staircases leading to both the first floor and lower-ground-floor accommodation. Also situated on the ground floor is a convenient cloakroom, fitted with a close-coupled WC and wash hand basin. To the right of the entrance hall is the former garage, which was converted by the current owners to create a versatile fourth bedroom. The well-proportioned living room provides ample space for sizeable furniture while enjoying impressive, far-reaching countryside views.

The lower ground floor features a spacious kitchen/dining room fitted with a range of matching cupboards and drawers, wood-effect work surfaces and a 1.5-bowl stainless-steel sink. Further benefits include an electric cooker point, plumbing for a dishwasher and ample space for a sizeable dining suite. Sliding doors open directly onto the rear garden.

Also located on the lower ground floor is a useful utility room, fitted with additional matching cupboards and drawers, work surfaces and a sink.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom also benefits from a three-piece en-suite shower room.

To the front of the property is off-road parking. The south-westerly-facing rear garden includes a decked seating area, two stone-paved patios and an attractive variety of established flowers and shrubs. A door provides access to a useful storage area beneath the driveway, while a side gate offers convenient pedestrian access.

Agents Note: The vendor has advised us that the solar panels are leased. For further information, please call our office.

Council Tax Band

- C



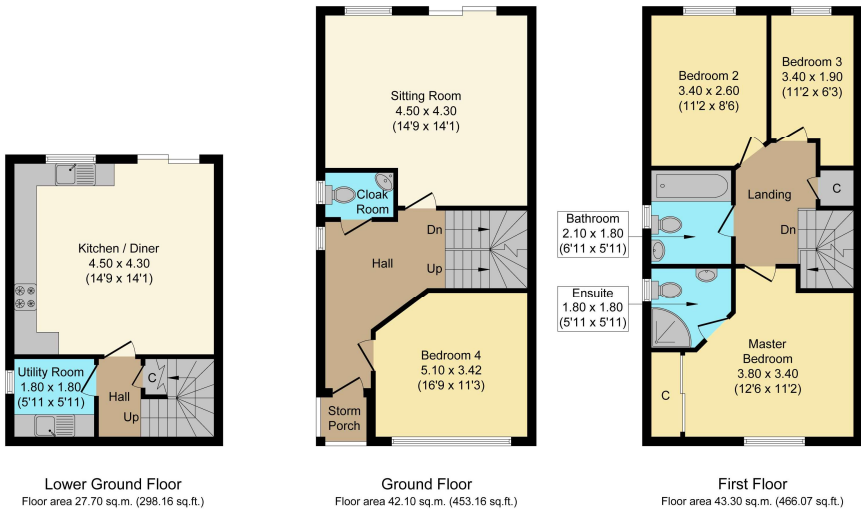
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Have a property to sell or let?

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.



Total floor area: 113.10 sq.m. (1217.39 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



Directions

What3words: [///bandwagon.gift.stocked](https://www.what3words.com/#!/bandwagon.gift.stocked)

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