



Bond
Oxborough
Phillips

Changing Lifestyles

27 Hawley Manor
Barnstaple
Devon
EX32 8AP

Offers In Excess Of: £250,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

27 Hawley Manor, Barnstaple, Devon, EX32 8AP

A SPACIOUS FAMILY HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 4 Bedrooms (1 En-suite)
- Accommodation arranged over 3 floors
- Well-proportioned Living Room enjoying impressive, far-reaching countryside views
- Kitchen / Dining Room with doors opening onto the rear garden
- Ground Floor Cloakroom & First Floor Bathroom
- Lower Ground Floor Utility Room
- South-westerly-facing garden
- Off-road parking



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Situated in a popular cul-de-sac on the outskirts of Barnstaple, this spacious 4 Bedroom semi-detached home enjoys far-reaching countryside views, off-road parking and a south-westerly-facing rear garden. Arranged over 3 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 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 this floor is a useful Utility Room, fitted with additional matching cupboards and drawers, work surfaces and a sink.

The first floor comprises 3 Bedrooms and a Family Bathroom. The Principal Bedroom also benefits from a 3-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, 2 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 property benefits from leased solar panels, with the current lease running until 2035. During this period, the homeowner can enjoy the available solar-generated electricity free of charge, with the current owner estimating an average saving of approximately £300–£400 per calendar year. Prospective purchasers should ask their solicitor to verify the full terms of the lease.

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.



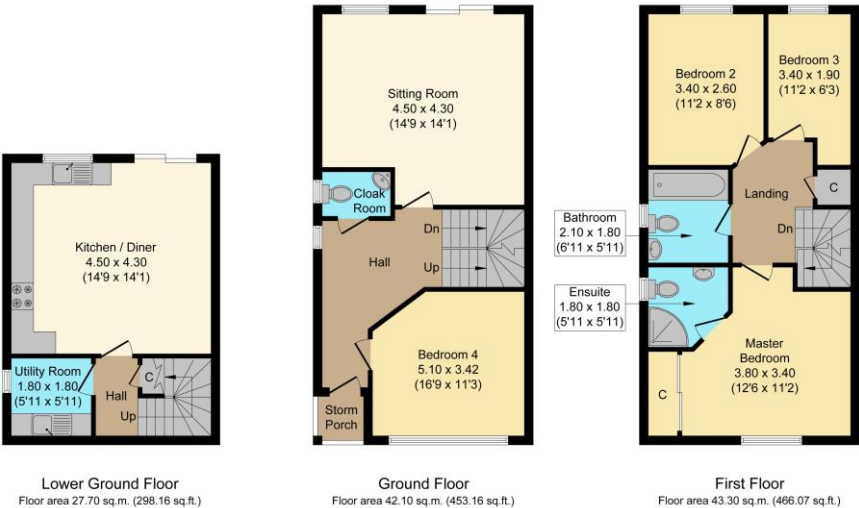
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Have a property to sell or let?

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions
What3words: [///bandwagon.gift.stocked](http://bandwagon.gift.stocked)

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.