



Bond
Oxborough
Phillips

Changing Lifestyles

1 Brannams Court
Litchdon Street
Barnstaple
Devon
EX32 8LT

Guide Price: £150,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

1 Brannams Court, Litchdon Street, Barnstaple, Devon, EX32 8LT

ONE BEDROOM FREEHOLD SEMI-DETACHED HOUSE WITHIN A LEVEL WALK OF TOWN



- One-bedroom semi-detached house
- Offered for sale with no onward chain
- Ideal first-time purchase or buy-to-let investment
- Open-plan living, dining and kitchen area
 - Spacious double bedroom
- Separate bathroom with three-piece suite
- Front garden with potential for an enclosed seating area
- uPVC double glazing, gas-fired central heating and local permit parking



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Offered to the market with no onward chain, this one-bedroom semi-detached house presents an excellent opportunity for first-time buyers, investors or purchasers seeking a property they can modernise to their own taste.

The ground floor features an open-plan living, dining and kitchen area, creating a sociable and practical space with plenty of potential for improvement. Upstairs, the accommodation comprises a generously proportioned double bedroom and a separate bathroom fitted with a three-piece suite.

Outside, the property benefits from a garden to the front. Subject to any necessary consents, this could be enclosed and incorporated into the property to create an appealing seating area with space for a small bistro table and chairs.

Further benefits include uPVC double glazing and gas-fired central heating, while ample permit parking is available within the surrounding area.

Requiring modernisation throughout, this charming home offers considerable scope to add value and create an attractive residence or buy-to-let investment.

Council Tax Band

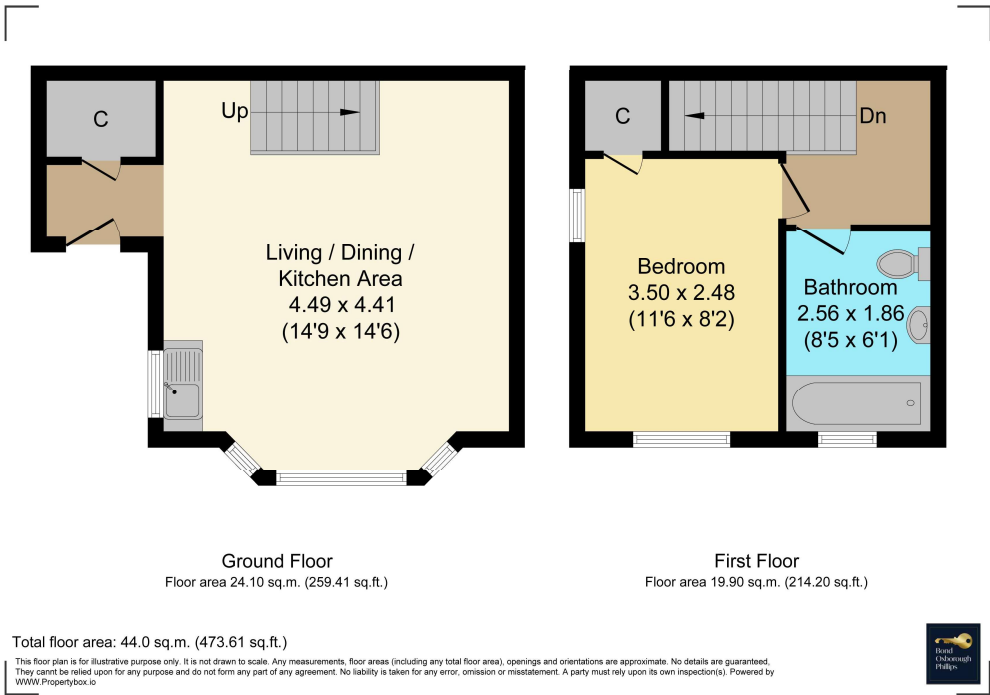
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Directions
What3words: ///herb.season.roofs

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		89 B
69-80	C		
55-68	D	56 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.

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