



Bond
Oxborough
Phillips

Changing Lifestyles

2 Connaught Place
Barnstaple
Devon
EX32 8HT

OIRO: £195,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Connaught Place, Barnstaple, Devon, EX32 8HT

IMMACULATLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITHIN SHORT STROLL OF BARNSTAPLE TOWN CENTRE



- Recently updated and modernised throughout
- Convenient central Barnstaple location
- Impressive 24-foot lounge/dining room
- Contemporary kitchen with oak work surfaces
- Useful utility room and ground-floor WC
- Three bedrooms, including two generous doubles
- Family bathroom plus separate first-floor WC
- Long-stay permit car parks within close proximity



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Occupying a highly convenient central Barnstaple location, 2 Connaught Place is a recently updated and modernised three-bedroom semi-detached home. Ideally suited to first-time buyers, families or those looking to downsize, the property is stylishly presented and ready for immediate occupation.

The accommodation opens into a welcoming entrance hall, where double doors lead into an impressive 24-foot lounge/dining room. Bright, spacious and versatile, this inviting room provides ample space for both relaxing and entertaining.

The living area flows seamlessly into a contemporary fitted kitchen, appointed with an attractive range of units, oak work surfaces, an integrated fridge and freezer, and generous cupboard space.

Adjoining the kitchen is a practical utility room, offering space for additional appliances and direct access outside. A convenient ground-floor WC is also accessed from the utility room.

On the first floor are three bedrooms, including two well-proportioned double bedrooms. Bedroom one benefits from built-in wardrobes, while the third bedroom would be ideal as a child's room, nursery or home office.

The family bathroom is well appointed with a generous shower enclosure, corner bath and wash basin. A separate WC provides additional convenience.

Agents' Note: The outside space is unclaimed land which has historically been used by the residents of Connaught Place; however, it is not included within the property's registered title. There are also several long-stay permit car parks within close proximity to the property.

Council Tax Band

- A

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Directions
What3words: ///solve.topped.jobs

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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.

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