



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Connaught Place  
Barnstaple  
Devon  
EX32 8HT

**Offers In the Region Of: £195,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

2 Connaught Place, Barnstaple, Devon, EX32 8HT

## A STYLISHLY MODERNISED SEMI-DETACHED HOME



- 3 Bedrooms
- Bright, spacious & impressive 24' Lounge / Dining Room
- Contemporary fitted Kitchen & adjoining Utility Room
  - Ground Floor Cloakroom
  - First Floor Bathroom & separate WC
- Recently updated & modernised throughout
  - Convenient central Barnstaple location
  - Long-stay permit car parks within close proximity



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

2 Connaught Place, Barnstaple, Devon, EX32 8HT

## Changing Lifestyles

Occupying a highly convenient central Barnstaple location, 2 Connaught Place is a recently updated and modernised 3 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' 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 Cloakroom is also accessed from the utility room.

On the first floor are 3 Bedrooms, including 2 well-proportioned double bedrooms. Bedroom 1 benefits from built-in wardrobes, while the third bedroom would be ideal as a child's room, nursery or home office.

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

### Council Tax Band

A - North Devon Council

### 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.



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

2 Connaught Place, Barnstaple, Devon, EX32 8HT



## 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             |         | 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.

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: ///solve.topped.jobs

Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com