Bond Oxborough Phillips

Changing Lifestyles

12 St. Marys Road
Barnstaple
Devon
EX32 7EY

Offers In Excess Of £190,000
Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

12 St. Marys Road, Barnstaple, Devon, EX32 7EY

AN IMMACULATELY PRESENTED HOME WITH A BEAUTIFUL REAR GARDEN

- 2 generously sized double Bedrooms
- Well-proportioned Living Room with picture window to the front
- Galley-style Kitchen
- Garden Room - a delightful place to sit & enjoy views across the beautifully tended garden
- First Floor Shower Room
- Useful loft area offering conversion potential
- Impeccably maintained rear garden extending to approximately 80'
- Short, level walk from Barnstaple town centre
- Permit parking available on a first-come, first-served basis

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Overview

Situated within a short, level walk of Barnstaple town centre and its excellent range of amenities, this immaculately presented 2 Bedroom semi-detached home boasts a beautifully maintained rear garden extending to approximately 80'. Lovingly cared for by the current owners for more than 40 years, the property would make an ideal first time purchase, comfortable home for a couple or appealing buy-to-let investment.

An Entrance Hall welcomes you into the home and leads into the well-proportioned Living Room, featuring a picture window to the front and an attractive electric flame effect fireplace.

From here, a door opens into the galley-style Kitchen, which is fitted with a range of matching cupboards and drawers, work surfaces incorporating a sink unit, a 5-ring gas hob and an eye-level double electric oven. There is also plumbing for a washing machine, space for a tumble dryer and under-counter fridge and freezer, together with 2 useful storage cupboards. Doors provide access to both the rear garden and the adjoining garden room.

The Garden Room offers ample space for a dining table and chairs, creating a delightful place to sit and enjoy views across the beautifully tended garden, with fields visible in the distance.

On the first floor are 2 double Bedrooms and a modern Shower Room. The spacious principal bedroom benefits from 2 wardrobes, while the shower room comprises a close coupled WC, wash hand basin and corner shower enclosure.

The loft area has been skimmed and decorated and benefits from oak-effect flooring and a Velux window. It is currently accessed via a pull-down ladder and does not form part of the formal living accommodation. Subject to obtaining the necessary planning permission and building regulation approval, it may offer potential for conversion.

Permit parking is available to the front of the property on a first-come, first-served basis. A particular highlight is the impeccably maintained rear garden, which extends to approximately 80' and features a paved seating area, a generous lawn and a colourful variety of established flowers and shrubs. Two substantial storage sheds and useful pedestrian side access complete the outside space.

Council Tax Band

A - North Devon Council

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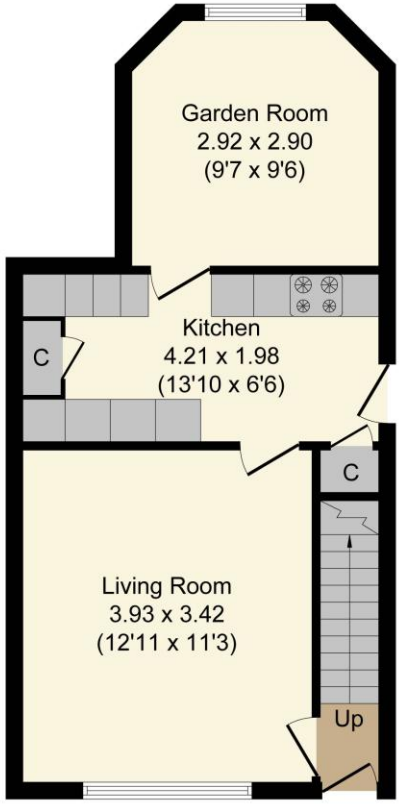
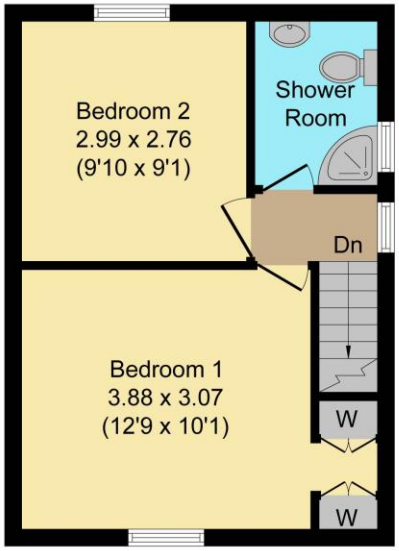


Ground Floor

Floor area 33.7 sq.m. (362.74 sq.ft.)



First Floor

Floor area 25.3 sq.m. (272.33 sq.ft.)

Total floor area: 59.00 sq.m. (635.07 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,

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Area Information

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

What3words: ///steps.gain.hooked

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 and 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 available 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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We are here to help you find and buy your new home...

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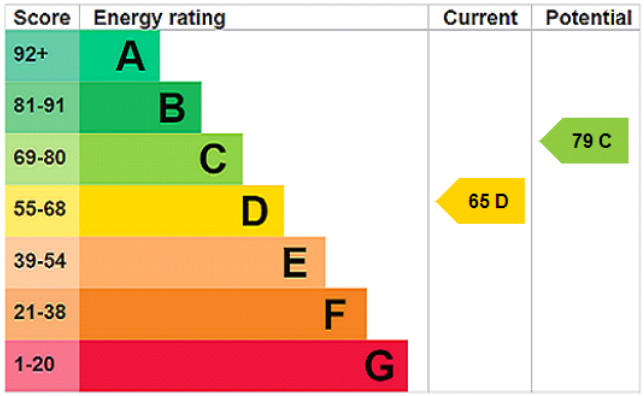

Have a property to sell or let?

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.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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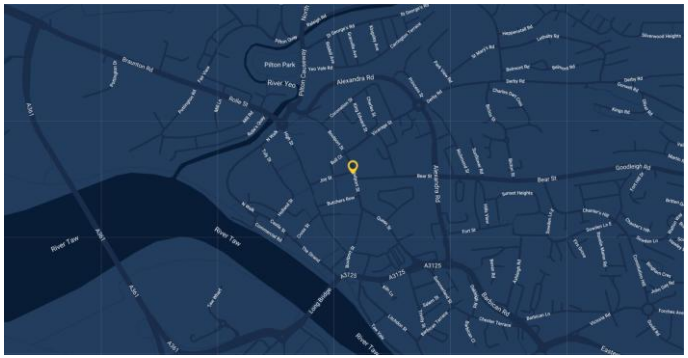
for a free conveyancing quote and mortgage advice.