



Bond
Oxborough
Phillips

Changing Lifestyles

47 Charles Dart Crescent
Barnstaple
Devon
EX32 7ED

Guide Price: £220,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

47 Charles Dart Crescent, Barnstaple, Devon, EX32 7ED

A SPACIOUS HOME WITH OFF-ROAD PARKING, AN APPROXIMATELY 60' REAR GARDEN & NO ONWARD CHAIN



- 3 Bedrooms
- Spacious, dual aspect Living / Dining Room
 - Fitted galley Kitchen
- Gas central heating & UPVC double glazing
- Approximately 60' rear garden with storage shed with power connected
- Off-road parking with potential to extend, subject to permissions
- Popular cul-de-sac location close to Barnstaple town centre
- No onward chain



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First time to the market since its construction and offered for sale with no onward chain, this 3 Bedroom terraced home occupies a popular cul-de-sac position within a short stroll of Barnstaple town centre. With off-road parking, a rear garden extending to approximately 60', gas central heating and UPVC double glazing, this well-proportioned home will appeal to first time buyers, families and buy-to-let investors alike.

An Entrance Hall welcomes you into the property, with stairs rising to the first floor and doors leading to the principal rooms.

Positioned to the right is a spacious, dual aspect Living / Dining Room offering plenty of room for comfortable seating and a family dining table. A fireplace with coal effect fire provides a focal point whilst French doors opens directly onto the rear garden.

Adjacent to the dining area, the galley Kitchen is fitted with a range of matching cupboards and drawers complemented by worktop surfaces incorporating a stainless steel 1.5 bowl sink. Further features include an eye-level double gas oven, a 5-ring gas hob with an extractor above, a washing machine and space and plumbing for a washing machine. A door opens to the rear garden.

On the first floor are 3 generously proportioned Bedrooms together with a Shower Room comprising a close coupled WC, wash hand basin and a double shower enclosure.

To the front, the property benefits from off-road parking with space to the side offering potential to create additional parking, subject to the necessary permissions.

The rear garden extends to approximately 60' and combines paved patio seating areas with lawn, flowers and shrubs providing an attractive setting for relaxing and entertaining. At the far end is a useful storage shed with power connected. There is also pedestrian rear access.

Council Tax Band

A - North Devon Council



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This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements, openings and orientations are approximate.
No details are guaranteed and this plan does not form any part of an agreement. No liability is taken for any error, omission or misstatement.
A party must rely on its own inspection(s).



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/froze.soup.softly>