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Changing Lifestyles

45 Highgrove
Barnstaple
Devon
EX31 3SX

Guide Price: £279,950 Freehold



Changing Lifestyles

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45 Highgrove, Barnstaple, Devon, EX31 3SX

AN IMMACULATE DETACHED HOME IN A PEACEFUL BARNSTAPLE LOCATION WITH GENEROUS GARDENS



- 2 Bedrooms

- Spacious, open-plan Living / Dining / Kitchen stretching the full length of the property with dual aspect windows
- Ground floor Cloakroom & First floor Bathroom
 - Generous gardens with a choice of seating spots for relaxing or dining
 - Detached Single Garage & driveway parking
 - Ground floor underfloor
 - 2 roof-mounted solar panels



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Overview

Situated within a peaceful and well-regarded residential area on the outskirts of Barnstaple, 45 Highgrove is an immaculately presented 2 Bedroom detached home with generous gardens, a detached garage and off-road parking. Within easy reach of the town centre, local shops, schools and commuter links, this modern home is ideally suited to first time buyers, downsizers and professional couples.

The ground floor benefits from underfloor heating and features a spacious, open-plan Living / Dining / Kitchen stretching the full length of the property. Dual aspect windows provide plenty of natural light while the well-appointed contemporary Kitchen is complemented by ample space for comfortable seating and a dining table. A useful Cloakroom and understairs storage cupboard complete the accommodation on this floor.

Upstairs are 2 well-proportioned Bedrooms and a modern Bathroom with neutral décor. The principal bedroom is a generous double with fitted wardrobes, whilst bedroom 2 offers flexibility as a guest room, child's bedroom or home office.

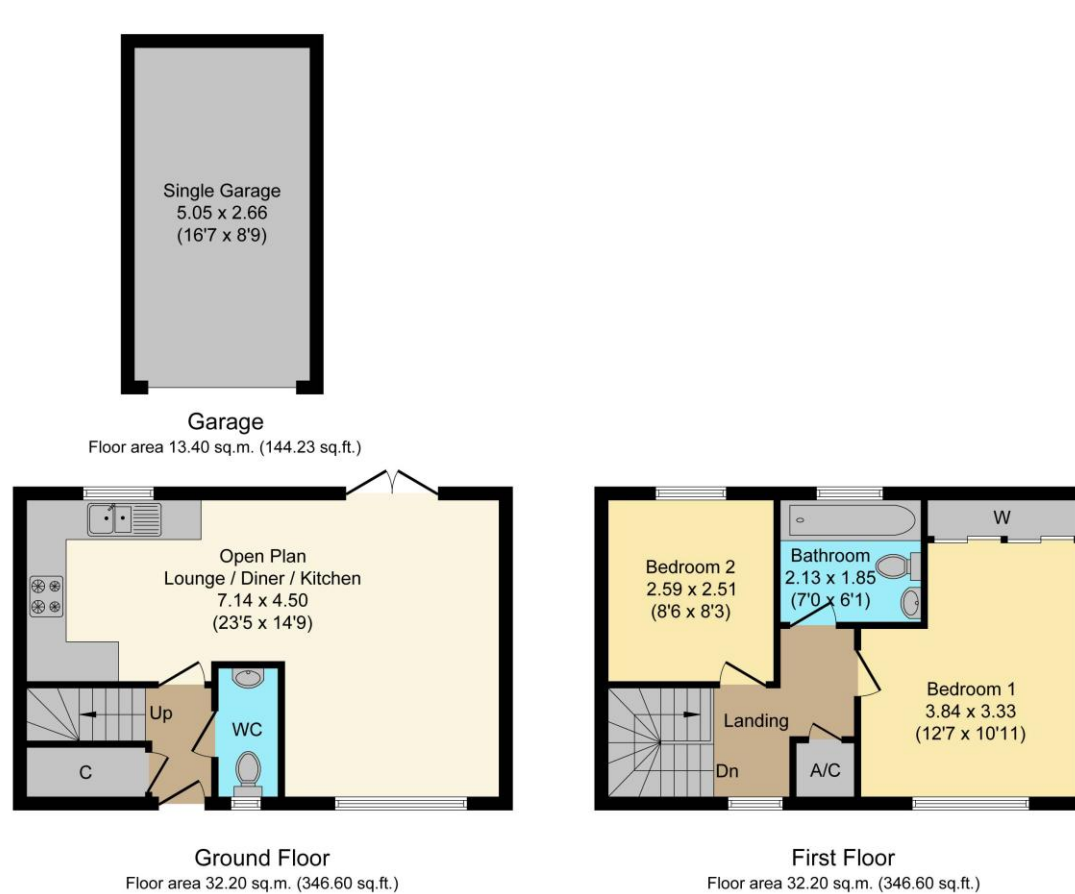
The property also benefits from 2 solar panels fitted to the roof.

A particular highlight is the larger than expected garden, featuring generous lawned areas, established flower and shrub borders and a choice of seating spots for relaxing or dining outdoors. A pedestrian door provides convenient access to the Detached Single Garage, with off-road parking adding further practicality.

Beautifully maintained throughout, this appealing detached home combines modern accommodation with excellent outside space in a quiet yet convenient Barnstaple location.

Council Tax Band

C - North Devon Council



Total floor area: 77.80 sq.m. (837.43 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. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





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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

Directions to this property can be easily found by using What3words: <https://w3w.co/type.studio.moved>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

