



Bond
Oxborough
Phillips

Changing Lifestyles

11 Hayne Park
Barnstaple
Devon
EX32 8DT

Guide Price: £240,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

11 Hayne Park, Barnstaple, Devon, EX32 8DT

A SEMI-DETACHED HOME WITH GARAGE & PARKING. IDEAL FOR MODERNISATION



- 3 Bedrooms

- Generously proportioned dual aspect Living Room overlooking the front & rear gardens
 - Kitchen with door to the rear garden
- Ground floor Cloakroom & first floor Bathroom
- Low-maintenance rear garden with pedestrian side access
 - Integral Garage & driveway parking
 - Requires modernisation throughout
 - No onward chain



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Offered to the market with no onward chain, 11 Hayne Park is a 3 Bedroom semi-detached home situated within a desirable cul-de-sac just a short stroll from Barnstaple town centre. Benefiting from an integral garage, off-road parking and a low-maintenance rear garden, this property requires modernisation throughout, presenting a superb opportunity for buyers to create their ideal family home.

An Entrance Hall welcomes you into the property with stairs rising to the first floor and doors leading to the principal rooms, integral garage and a Cloakroom fitted with a close coupled WC. The generously proportioned Living Room enjoys a dual aspect with windows overlooking both the front and rear gardens together with ample space for sizeable furniture. Positioned to the rear, the Kitchen offers a range of matching cupboards and drawers with a sink inset into the worktop surface. There is plumbing for a washing machine, space for an under-counter fridge and freezer, an electric cooker point and a cupboard housing the gas fired warm air boiler. A door provides access to the rear garden.

On the first floor are 3 well-proportioned Bedrooms, served by a Bathroom fitted with a 3-piece suite.

Outside, the front of the property provides off-road parking, access to the Integral Garage and a paved garden area. To the rear is a low-maintenance garden combining paving and lawn with useful pedestrian side access.

Agents Note

All mains services. Gas fired warm air heating.

Council Tax Band

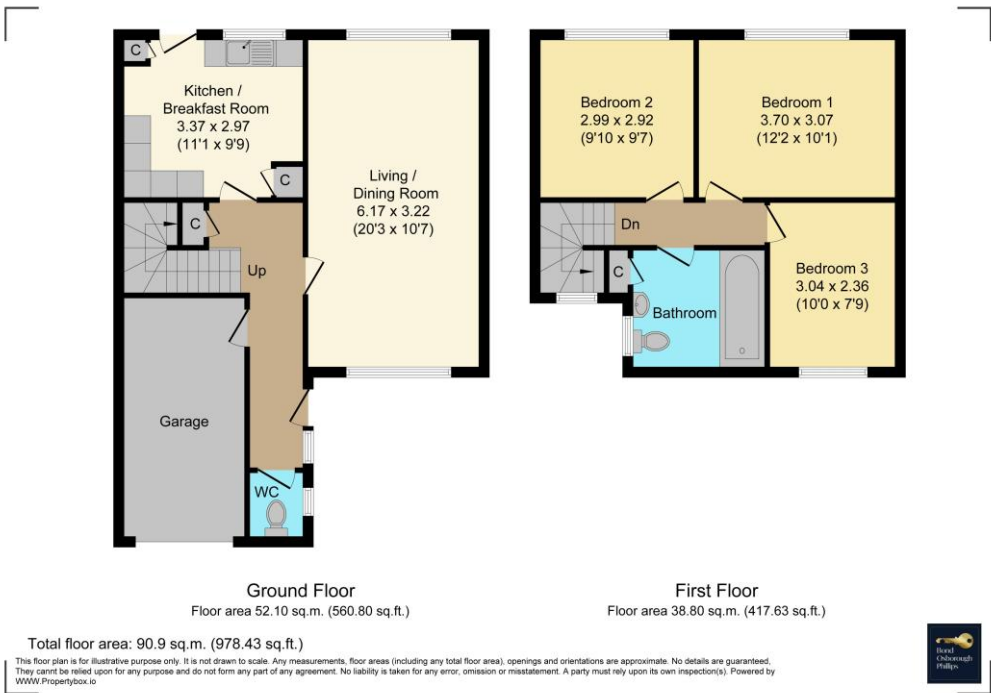
C - North Devon Council



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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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Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/liked.price.pound>

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