Bond Oxborough Phillips

Changing Lifestyles

29 Church Grove
Newport
Barnstaple
Devon
EX32 9DJ

Guide Price: £150,000 Freehold







Changing Lifestyles

01271 371 234
barnstaple@boppproperty.com

29 Church Grove, Newport, Barnstaple, Devon, EX32 9DJ

AN END-OF-TERRACE HOME OFFERING A GENEROUS GARDEN & SCOPE FOR MODERNISATION

- 2 double Bedrooms
- Spacious Living Room
- Kitchen / Dining Room & adjoining Study with patio doors opening onto the rear garden
- First Floor Bathroom
- Residents' parking available on a first come, first served basis
- Generous rear garden with lawn, patio & pedestrian side access
- Requiring modernisation throughout with excellent potential
- No onward chain











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Offering excellent potential for first time buyers and buy-to-let investors alike, 29 Church Grove is a 2 double Bedroom end-of-terrace home occupying a generous plot within the popular Newport area of Barnstaple. Requiring modernisation throughout, this Freehold property provides an exciting opportunity to create a home to your own taste, with the added advantage of no onward chain.

An Entrance Porch leads into the spacious Living Room, where generous proportions provide ample room for comfortable seating around a fireplace with a coal-effect fire. Positioned off the Living Room, the Kitchen / Dining Room is fitted with a range of cupboards and drawers complemented by oak-effect work surfaces incorporating a stainless steel sink. There is a gas cooker point and access to the adjoining Study. The Study provides a useful space for home working, with sliding patio doors opening directly onto the rear garden.

On the First Floor are 2 double Bedrooms and a Family Bathroom comprising a close coupled WC, wash hand basin and panelled bath with a shower over.

Outside, residents' parking is available to the front on a first come, first served basis. The particularly generous rear garden is a standout feature offering areas of lawn and patio alongside useful pedestrian side access via a gate.

With its sizeable garden, convenient location and scope for improvement, an early viewing is recommended to appreciate the potential on offer.

Council Tax Band
B - North Devon Council





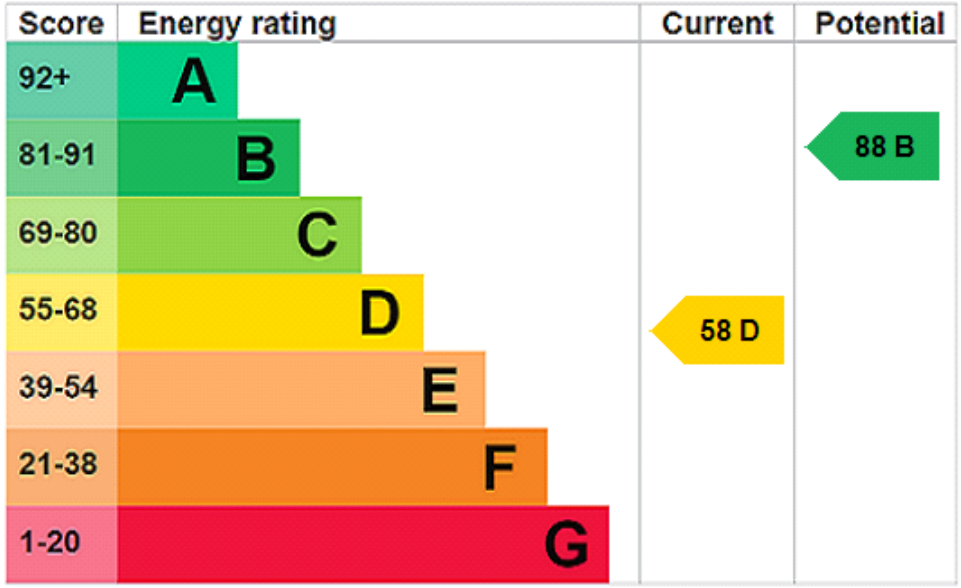


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Have a property to sell or let?

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.



Please Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti-money laundering checks.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/rugs.water.taped

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.