Bond Oxborough Phillips

Changing Lifestyles

44 Hawthorn Road
Barnstaple
Devon
EX32 8PU

Guide Price: £269,950 Freehold







01271 371 234
barnstaple@boppproperty.com

44 Hawthorn Road, Barnstaple, Devon, EX32 8PU

AN IMMACULATELY PRESENTED LINK-DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN

- 2 double Bedrooms
- Fitted Kitchen with gas hob & electric oven
- Dual-aspect Living / Dining Room with bay window enjoying distant woodland views
- Private, fully enclosed rear garden with a tree-lined backdrop
- Garage & driveway parking
- Located in a popular Whiddon Valley cul-de-sac
- No onward chain











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Situated in a popular cul-de-sac in the Whiddon Valley area of Barnstaple is this immaculately presented 2 Bedroom link-detached bungalow. With a particularly private rear garden, a garage and off-street parking, the property is offered to the market with no onward chain.

An Entrance Hall welcomes you into the home, with doors to all principal rooms and an airing cupboard housing the hot water cylinder.

The Kitchen is positioned to your right as you enter and is fitted with a range of matching cupboards and drawers together with a stainless steel sink inset into the worktop. There is a 4-ring gas hob with an electric oven below and an extractor above, along with plumbing for a washing machine and space for a fridge / freezer. A cupboard houses the gas fired boiler.

The dual-aspect Living / Dining Room provides ample space for a range of furniture. A bay window enjoys views towards the woodland in the distance, while a coal-effect gas fire provides a focal point.

Both Bedrooms are doubles, with the second benefiting from a door directly out to the rear garden. The Bathroom comprises a close-coupled WC, wash hand basin and a panelled bath with a shower over.

To the front of the bungalow are the Garage and driveway parking. The rear garden is fully enclosed and enjoys a high degree of privacy with an attractive tree-lined backdrop. There is a paved patio seating area, flower and shrub borders, an area laid to stone chippings and 2 timber storage sheds. A side gate provides pedestrian access. The patio is a lovely spot to sit and listen to the birdsong from the trees behind.

Council Tax Band
C - North Devon Council

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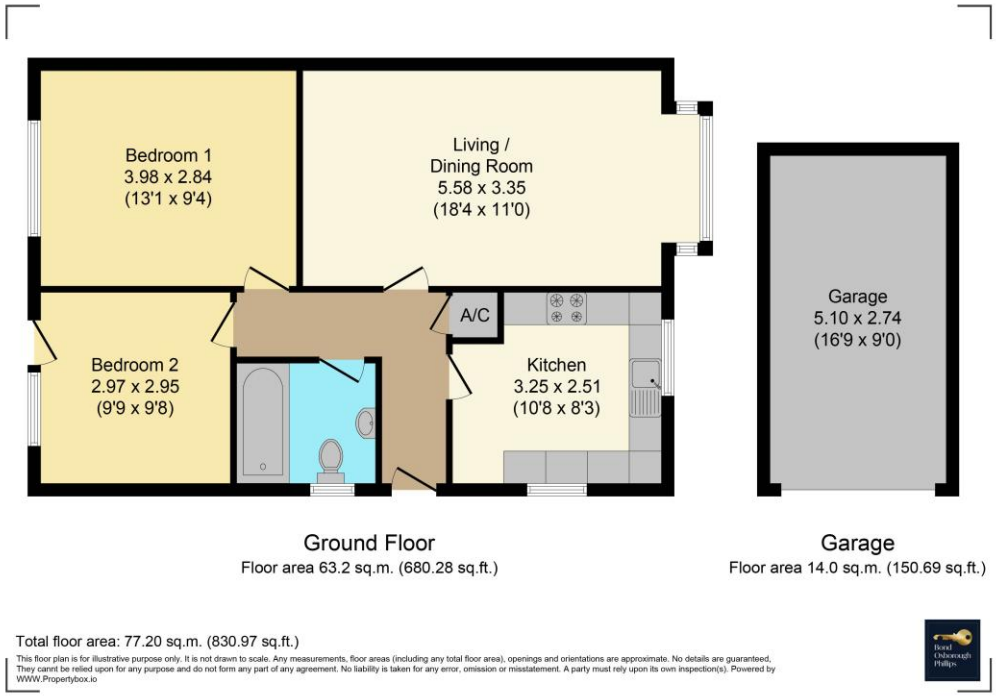
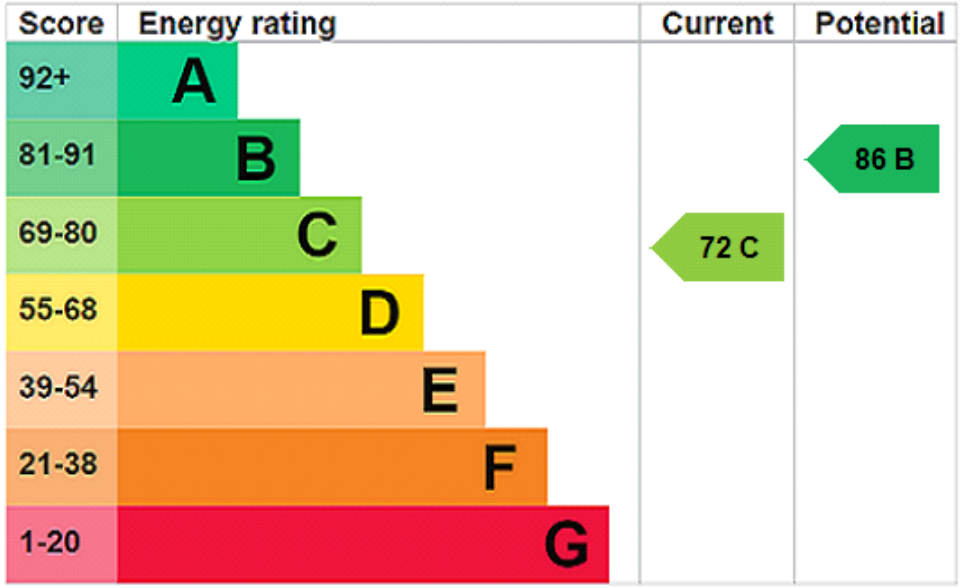


Have a property to sell or let?

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.



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/boardroom.graver.thunder

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.