



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Barton Road  
Barnstaple  
Devon  
EX32 8NG

**Guide Price: £200,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



4 Barton Road, Barnstaple, Devon, EX32 8NG

## A WELL-MAINTAINED TERRACED HOME WITH A GARAGE EN-BLOC



- 2 Bedrooms
- Light-filled Living Room
- Thoughtfully appointed Kitchen / Breakfast Room with access to the low-maintenance rear garden
- Garden providing a lovely private space for enjoying meals or entertaining guests
- Upstairs Bathroom
- Garage En-bloc & allocated parking for 1 vehicle
  - Non-restricted communal parking for guests
- With its attractive features & convenient location, this property is an excellent choice for those looking for a move-in-ready home



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.



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## Changing Lifestyles

**This well-maintained 2 Bedroom terraced home in a sought after area of Barnstaple is a perfect opportunity for first time buyers and investors.**

**Upon entering, you are welcomed by a cosy Entrance Porch - perfect for hanging coats or as a utility space. The light-filled Living Room provides a relaxing atmosphere, ideal for unwinding after a busy day. The Kitchen / Breakfast Room is thoughtfully appointed with fixed units and offers access to the low-maintenance rear garden, providing a lovely private space for enjoying meals or entertaining guests.**

**Upstairs, you will find 2 double Bedrooms, both of which benefit from an abundance of natural light. Bedroom 1 features built-in storage, helping to keep things neat and organised. A well-appointed 3-piece Bathroom completes the upstairs accommodation.**

**Additional features include a Garage En-bloc for additional storage, allocated parking for 1 vehicle and non-restricted communal parking for guests.**

**With its attractive features and convenient location, this property is an excellent choice for those looking for a move-in-ready home.**

### **Council Tax Band**

A - North Devon Council

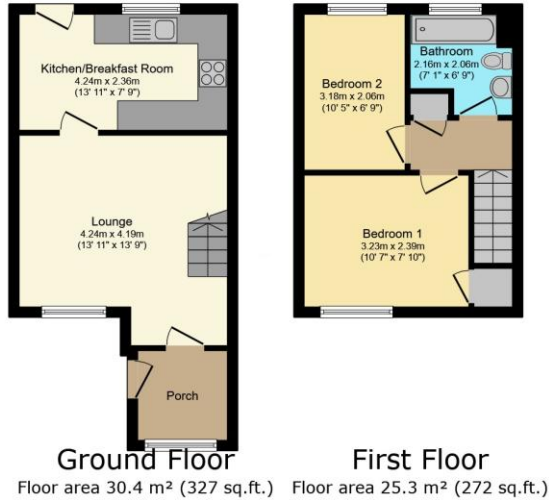


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TOTAL: 55.6 m<sup>2</sup> (599 sq.ft.)

This floor plan is for illustrative purposes 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



## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/> - proposals.chair.toothpick

From our Office on Boutport Street proceed up Bear Street turning right at the traffic lights onto Alexandra Road. Continue along this road until reaching the roundabout where continue straight onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road and continue along Eastern Avenue. At the next roundabout, turn left signposted Whiddon Drive with signposts for Whiddon Valley. Continue along this road taking the second left hand turning signposted Barton Road. You will find a row of 3 terraced homes on your right hand side. Number 4 will be clearly displaying a numberplate.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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