



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Clover Way  
Barnstaple  
Devon  
EX32 8RD

**Guide Price: £325,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

14 Clover Way, Barnstaple, Devon, EX32 8RD

## A WELL-PRESENTED DETACHED FAMILY HOME



- 3 Bedrooms (1 En-suite)
- Garage & driveway parking
- Quiet cul-de-sac location with local schools & amenities nearby
  - Kitchen & separate Lounge / Diner
  - Ground Floor Cloakroom & First Floor Bathroom
- 'L' shape south-facing rear garden with a fantastic Summerhouse



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.



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

14 Clover Way, Barnstaple, Devon, EX32 8RD

**Situated on a corner plot in a quiet cul-de-sac in Westacott is this well-presented 3 Bedroom detached property with a Single Garage that has potential to create further living space, with further off-road parking for several vehicles. This is a perfect size family home boasting ample space throughout with local schools and amenities nearby.**

**The property, inside, welcomes you with a generous size Entrance Hall leading to the large Kitchen (which could do with modernisation) and a large separate dual aspect Lounge / Diner with feature electric fireplace. To the First Floor are 3 well-proportioned Bedrooms (1 En-suite) and a family Bathroom.**

**There is great outside space with a large driveway and gravelled front garden with a paved pathway wrapping around the property connecting you to the 'L' shaped south-facing garden with a fantastic, newly built Summerhouse where you can enjoy the views overlooking the garden and surrounding woodlands.**

**Entrance Hall - 12'1" x 10'2" (3.68m x 3.1m)**

UPVC double glazed entrance door leading into the property. UPVC double glazed window overlooking side of property. Carpeted stairs to First Floor Landing. Built-in storage cupboard. Radiator, power points, tile effect flooring.

**Cloakroom - 7'2" x 2'6" (2.18m x 0.76m)**

WC and wash hand basin. Tile effect flooring, radiator, power points.

**Kitchen - 11'8" x 10'11" (3.56m x 3.33m)**

A bright and spacious Kitchen fitted with matching wall and floor units with marble effect worktops and tiled splashbacking. Stainless steel sink and drainer. Space for cooker. Space and plumbing for appliances. Gas fired boiler. Tile effect flooring, radiator, power points. UPVC double glazed window overlooking garden. Door to rear garden.

**Lounge / Diner - 18'9" x 14'7" (5.72m x 4.45m)**

A large Lounge / Diner with dual aspect UPVC double glazed windows overlooking front garden and rear access. Feature fireplace with electric fire. Fitted carpet, radiator, power points, TV points.

**First Floor Landing**

UPVC double glazed window overlooking side elevation. Loft hatch access. Built-in airing cupboard. Fitted carpet, radiator, power points.

**Bedroom 1 - 12'7" x 8'11" (3.84m x 2.72m)**

A light and spacious double Master Bedroom with UPVC double glazed window overlooking side elevation. Built-in floor-to-ceiling mirror-fronted wardrobes. Fitted carpet, radiator, power points.

**En-suite Shower Room - 8'9" x 2'6" (2.67m x 0.76m)**

White 3-piece suite comprising WC, wash hand basin and shower enclosure. Extractor fan, shaver point, tile effect flooring.

**Bedroom 2 - 11'8" x 9' (3.56m x 2.74m)**

A spacious double Bedroom with feature UPVC double glazed bay window overlooking front elevation. Fitted carpet, radiator, power points, TV point.

## Changing Lifestyles

**Bedroom 3 - 9'6" x 7'7" (2.9m x 2.3m)**

A bright single Bedroom with UPVC double glazed window overlooking side elevation. Fitted carpet, power points, radiator.

**Bathroom - 6'8" x 5'7" (2.03m x 1.7m)**

A family sized Bathroom with white 3-piece suite comprising wash hand basin, WC and panelled bath with shower over. Tiled splashbacking, wood effect flooring, radiator, extractor fan, shaver point. Obscure UPVC double glazed window overlooking side elevation.

**Garage - 17'9" x 9'2" (5.4m x 2.8m)**

A single Garage with up and over door. Power and light connected. Door to rear garden.

**Outside**

To the front of the property is a gravelled area surrounded by mature hedging and shrubs. A pathway provides access to the entrance door and to the side elevation.

A driveway provides off-road parking and leads to the Garage.

The low-maintenance rear garden is of an 'L' shape and south-facing. It is mainly paved with a lawn and a Greenhouse together with a Summerhouse.

**Summerhouse - 8'7" x 6'6" (2.62m x 1.98m)**

This is a great addition to the garden and enjoys countryside and garden views. Mains power connected with USB points.

**Council Tax Band**

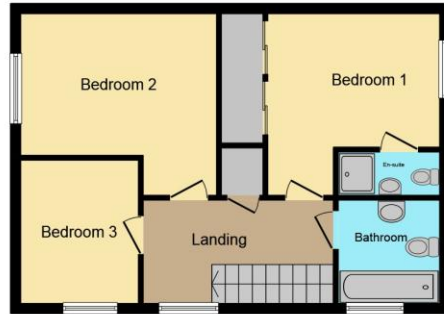
D - North Devon Council

Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com



**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Barnstaple continue out of town along Eastern Avenue. At the Tesco roundabout, turn left into Whiddon Drive. Continue along this road into Westacott and to the top part of Westacott. Take the last turning on your left hand side into Larkspur Gardens. Follow the road around to your left and turn left into Clover Way. Number 14 will be found immediately on your right hand side with a numberplate clearly displayed.

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.