



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

38 Coronation Street  
Barnstaple  
Devon  
EX32 7BA

**Guide Price: £230,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

38 Coronation Street, Barnstaple, Devon, EX32 7BA

## A BEAUTIFULLY PRESENTED TERRACED HOME



- 2 Bedrooms

- Inviting Lounge with stunning bay window & high ceiling
- Dining Room with charming feature fireplace & bay window overlooking the rear garden
  - Well-equipped Kitchen
  - Walk-through Utility & downstairs WC
  - First Floor 4-piece Bathroom
- Private rear garden enjoying a sunny aspect
  - This charming home offers an excellent balance of space, style & convenience in a sought after location



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 beautifully presented 2 Bedroom terraced home is full of character and ideally located just a short distance from Barnstaple Town Centre. Offering a blend of period charm and modern convenience, the property boasts spacious and light-filled living areas with features throughout.**

**The inviting Lounge is enhanced by a stunning bay window that floods the room with natural light, complemented by a high ceiling and a feature gas fire. Equally impressive, the Dining Room enjoys generous proportions, a charming feature fireplace and a bay window that looks on to the rear garden. The well-equipped Kitchen is fitted with a range of wall and floor units, a high quality Miele oven and a gas hob, with a window to the side elevation adding further light. Additional practicality comes in the form of a useful understairs storage area. A walk-through utility space leads to a convenient downstairs WC and a rear extension, providing a versatile space with direct access to the garden.**

**Upstairs, a spacious open Landing leads to a useful storage cupboard and provides access to a generous loft space. The Principal Bedroom is bright and airy, benefiting from 2 large windows to the front elevation and fitted storage, while the second Bedroom is a well-proportioned double with an outlook over the rear garden.**

**Externally, the front of the property features a low-maintenance patio with gated access, while the private rear garden enjoys a sunny aspect throughout most of the day, raised bedding borders and gated rear access, creating a delightful outdoor retreat.**

**This charming home offers an excellent balance of space, style and convenience in a sought after location.**

### Agent Note

The roof has been replaced and fully insulated.

### Council Tax Band

B - North Devon Council



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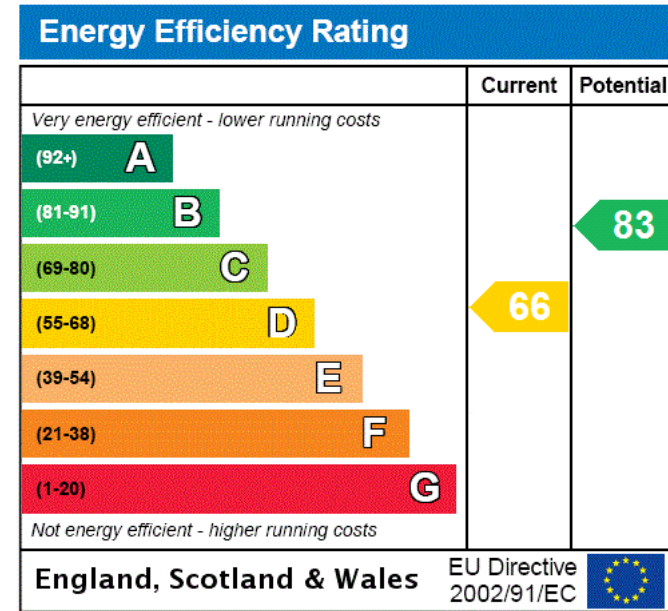
TOTAL: 104.0 m<sup>2</sup> (1,119 sq.ft.)

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



## 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.



## Directions

Following directions towards Barnstaple Town Centre from Alexandra Road, take the first exit at the roundabout onto Vicarage Street. Take the second right hand turning onto Higher Maudlin Street and continue to follow the road around along Coronation Street, passing Charles Street and King Edward Streeton your left hand side. Number 38 will be located a short distance on your left hand side with a numberplate and For Sale board 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.