



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Campion Drive  
Barnstaple  
Devon  
EX32 8RB

**Guide Price: £350,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



11 Campion Drive, Barnstaple, Devon, EX32 8RB

## A CHARMING LINK-DETACHED FAMILY HOME

- 4 Bedrooms (1 En-suite)
- Beautifully presented dual aspect Kitchen / Diner
- Generous Lounge with French doors opening to the rear garden
  - Oversized Single Garage with utility area
    - Driveway parking for 2 vehicles
  - Private, low-maintenance rear garden
- Located in a family-friendly setting, this is a superb opportunity to secure a spacious & stylish 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

Situated in the highly desirable area of Westacott, this charming 4 Bedroom link-detached property offers a practical family home, all within easy reach of excellent local schools and the amenities of Barnstaple Town Centre.

Upon entering the property you are welcomed by an Entrance Porch that opens into a beautifully presented dual aspect Kitchen / Diner. Recently fitted to a high standard, the Kitchen features an extensive range of wall and base units, ample worktop space, a Belfast sink, a built-in 4-ring gas hob, a double oven, an integrated dishwasher, a larger fridge and a stylish wine rack – ideal for both everyday living and entertaining. The heart of the home continues into a generous Lounge that is filled with natural light from a large window and French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property offers 3 well-proportioned double Bedrooms and a versatile single room - perfect as a home office or nursery. The main Bedroom is a spacious, light-filled room, thoughtfully designed with fitted wardrobes, a Juliet Balcony, a Velux roof light and a stunning 5-piece En-suite to include a corner bath, a shower enclosure, a WC and wash hand basin. Bedrooms 2 and 3 are equally well-sized, both featuring fitted storage and pleasant views to the front and rear elevations. Bedroom 4 offers flexibility as either a single bedroom or workspace.

Completing the home is an oversized Single Garage with power and light connected, and a dedicated utility area as well as direct access to the rear garden and to the property, itself.

Outside, the property enjoys driveway parking for 2 vehicles. There is a neatly lawned front garden with mature shrubs and hedging, and a private, low-maintenance rear garden with a patio area, raised beds, an outside tap, power points and gated side entrance to the front of the property. This side area also provides practical space for additional outdoor storage.

Well-presented throughout and located in a family-friendly setting, this is a superb opportunity to secure a spacious and stylish home in one of Barnstaple's most popular residential areas.

### Council Tax Band

D - North Devon Council

### Agent Notes

Individual Smart Heating

Windows and front door replaced with FENSA certificate

Fibre is connected to the house

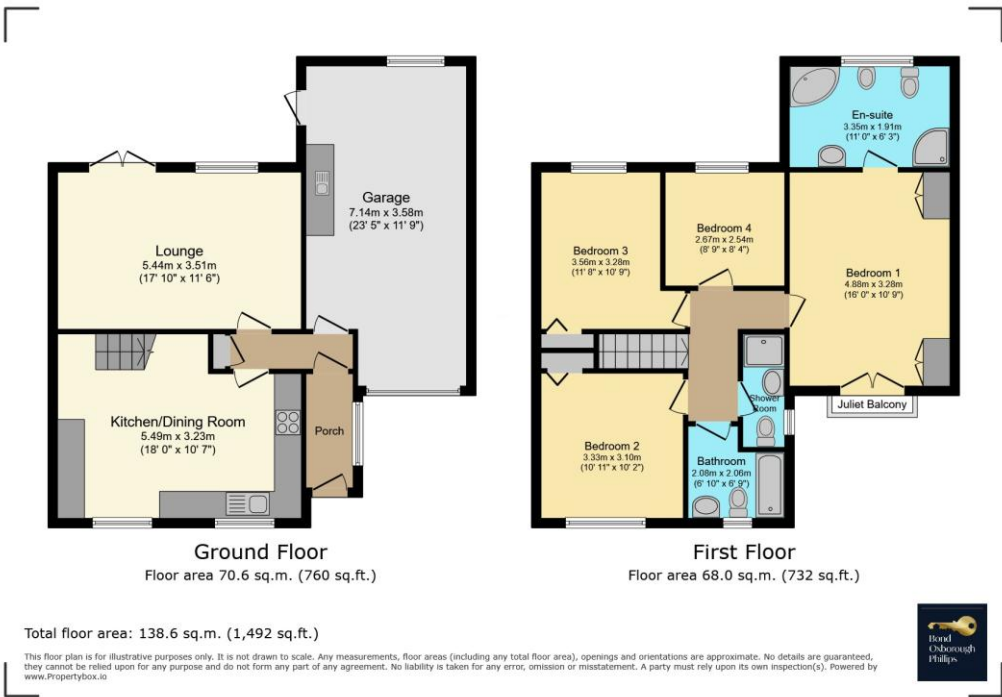


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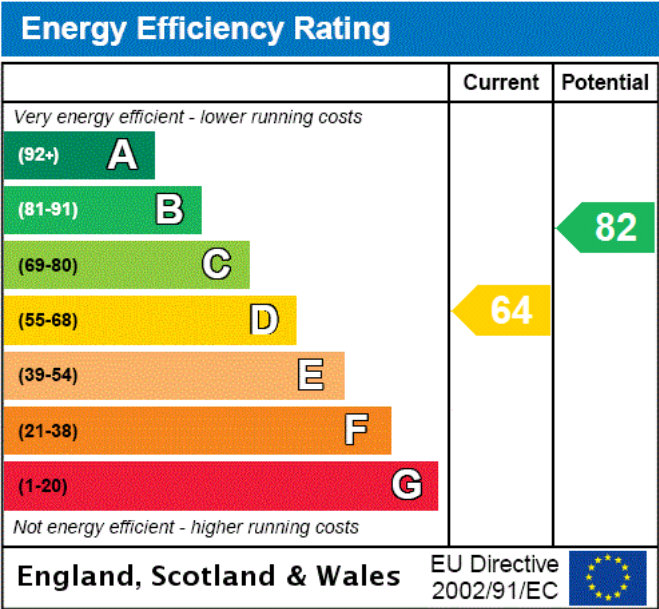


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## Have a property to sell or let?

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.



## 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 and take the next immediate right hand turning into Campion Drive. The property will be located after a short distance on your right hand side with a 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.

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