



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Stroat Park  
Barnstaple  
Devon  
EX32 8PT

**Guide Price: £235,000 Freehold**



**Changing Lifestyles**

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



11 Stoa Park, Barnstaple, Devon, EX32 8PT

## A BEAUTIFULLY MAINTAINED SEMI-DETACHED PROPERTY

- 2 Bedrooms
- Bright & airy Living Room
- Well-proportioned Kitchen
- Modern 3-piece upstairs Bathroom
- Versatile rear garden - ideal for relaxing, dining or hosting
  - Driveway parking & Garage
- Thoughtfully laid out & tastefully finished throughout, the home offers a superb blend of comfort & practicality



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 maintained 2 Bedroom semi-detached property is located in a highly sought after residential area, offering an excellent opportunity for first time buyers. Thoughtfully laid out and tastefully finished throughout, the home offers a superb blend of comfort and practicality.**

**On the Ground Floor, you are welcomed into a bright and airy Living Room that benefits from plenty of natural light, leading through to a well-proportioned Kitchen – perfect for everyday use and entertaining.**

**To the rear, a versatile garden provides an ideal space for relaxing, dining or hosting guests, with ample room to enjoy the outdoors.**

**Upstairs, the spacious Main Bedroom features built-in storage, while the second double Bedroom offers flexibility as a guest room or home office. A modern 3-piece Bathroom completes the upstairs living.**

**Further benefits include driveway parking and a Garage, offering convenience and valuable additional storage. Call 01271 371 234 to arrange your viewing!**

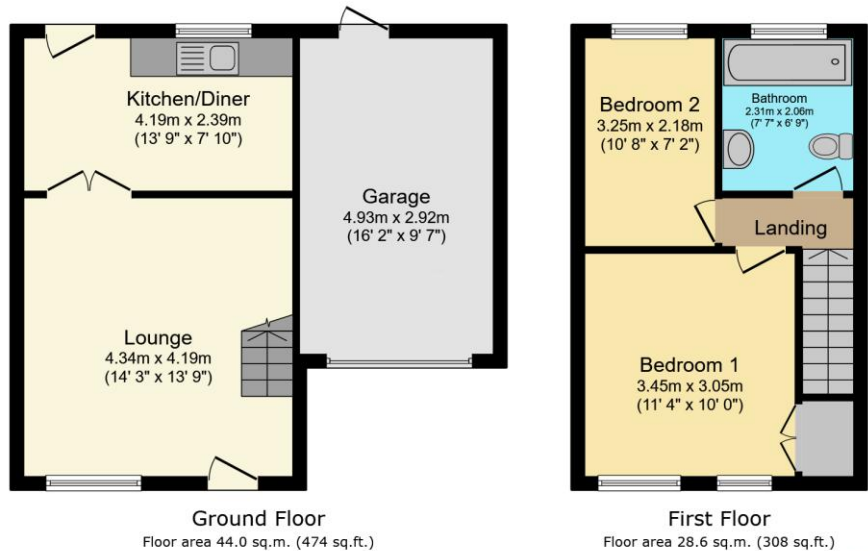
**Council Tax Band**

B - North Devon Council

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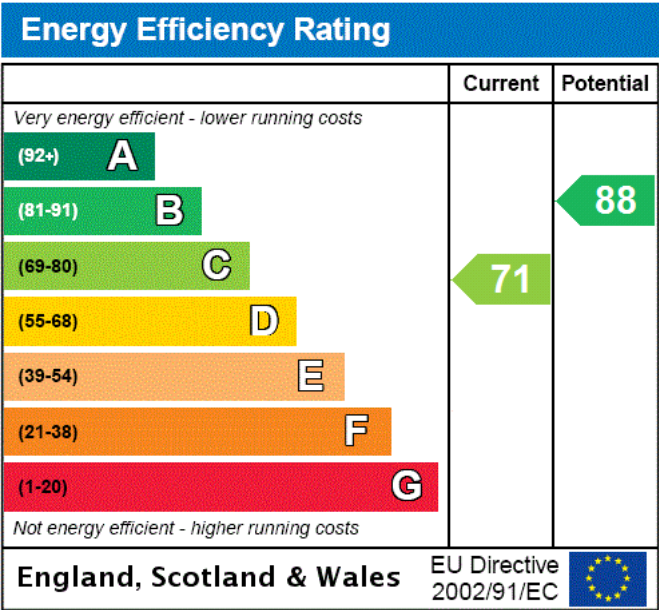
Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/enforced.plant.headers>

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. Take the first left hand turning and follow the road round to where you will find 11 Stoa Park on your right hand side.

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.



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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