



Bond
Oxborough
Phillips

Changing Lifestyles

45 Otter Way
Barnstaple
Devon
EX32 8PS

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

45 Otter Way, Barnstaple, Devon, EX32 8PS

A WELL-PRESENTED LINK-DETACHED HOME WITH A GARAGE & DRIVEWAY

- 2 Bedrooms
- Open-plan 'L' shape Lounge / Diner
- Kitchen / Breakfast Room with access to the rear garden
- Newly fitted Bathroom
- Single Garage with power, lighting & useful eaves storage
- Sunny rear garden designed for low-maintenance & side gated access with door leading directly into the Garage



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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Delightfully well-presented, this 2 Bedroom link-detached home offers a comfortable and practical layout throughout. It includes a Single Garage with power, lighting and useful storage in the eaves along with a private driveway and extra first-come-first-served parking nearby.

Inside, the open-plan 'L' shape Lounge / Diner provides a flexible and welcoming living space leading to a Kitchen / Breakfast Room fitted with wall and floor units, space for freestanding white goods, and access to the rear garden.

Upstairs, the landing is bright with a side window, offering access to a boarded loft and an internal storage cupboard. The Main Bedroom is light and spacious, with a pleasant glimpse of the countryside, storage over the stairs and a handy additional walk-in dressing area with automatic lighting. The second Bedroom is well-proportioned and is currently set up as an additional dressing space and overlooks the rear garden. A newly fitted Bathroom features a white 3-piece suite, including a 'P' shape bath with shower over and a fully tiles surround, a vanity wash hand basin, WC, and a dual heated towel rail.

Outside, the rear garden enjoys a sunny aspect and is designed for low-maintenance, with a patio, blue slate chippings and raised planting borders and planters. There is also an outside tap, side gated access and a door leading directly into the Garage, adding extra convenience to this well-kept home.

An early viewing is advised.

Council Tax Band

B - North Devon Council

Agent Notes

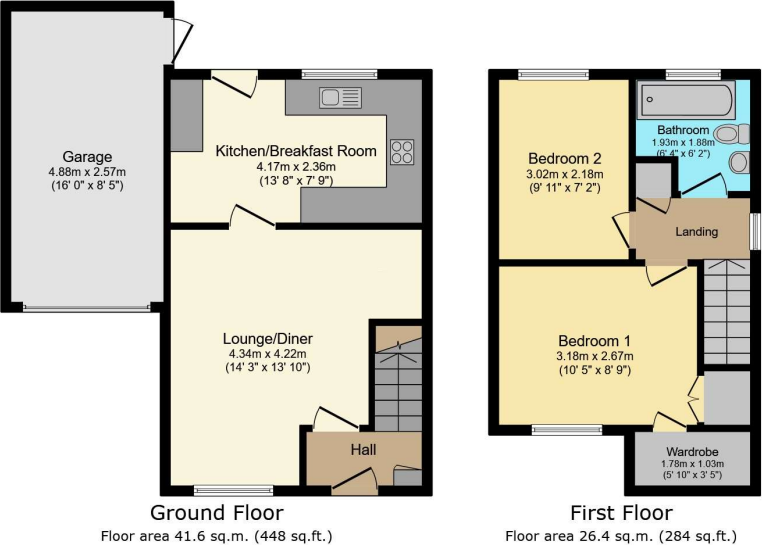
♦We are advised that the boiler is 3-4 years old ♦The Bathroom has been recently installed and includes a dual heated towel radiator ♦The Garage has a security alarm ♦The Loft is boarded through the centre



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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/shift.marathons.firmly>

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. Continue for a couple of hundred meters bearing left and take the next left hand turning signposted Otter Way. Continue towards the end of the cu-de-sac to where the property will be located on your left hand side with a numberplate and For Sale board clearly displayed.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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