



Bond
Oxborough
Phillips

Changing Lifestyles

13 Jewell Crescent
Barnstaple
Devon
EX32 7HT

Guide Price: £220,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

13 Jewell Crescent, Barnstaple, Devon, EX32 7HT

A WELL-PRESENTED END-OF-TERRACE HOME

- 3 Bedrooms
- Spacious Living Room
- Open-plan Kitchen / Dining Room
- Modern Bathroom
- Private, enclosed rear garden with access to utility space
- Off-road parking for 1 vehicle plus on-street parking available
- Ideal for first time buyers



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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This well-presented 3 Bedroom end-of-terrace home is the perfect opportunity for first time buyers looking for a stylish and practical space to call their own. Tucked away in a sought after residential location, the property offers a blend of comfort, convenience and functionality throughout.

Step through the welcoming Entrance Porch (a handy space for coats and shoes) and into the Hallway, which features useful understairs storage. The light and spacious Living Room is ideal for unwinding with family or entertaining friends, while the open-plan Kitchen / Dining Room creates a sociable hub of the home. The modern Kitchen benefits from integrated appliances and has direct access to the private, enclosed rear garden – perfect for outdoor dining and entertaining. The garden also leads to a versatile utility space, ideal for additional storage or housing a washing machine and dryer.

Upstairs, you'll find 2 generously sized double Bedrooms, both with space for freestanding furniture. The Main Bedroom also enjoys built-in storage and scenic views over Barnstaple and beyond. A versatile third Bedroom (ideal as a home office or nursery) also features built-in storage. A modern 3-piece Bathroom and a convenient airing cupboard completes the first floor.

Externally, the property benefits from off-road parking for 1 vehicle, with additional on-street parking available. This is a fantastic opportunity to secure a move-in-ready home in a popular location – early viewing is highly recommended.

Council Tax Band

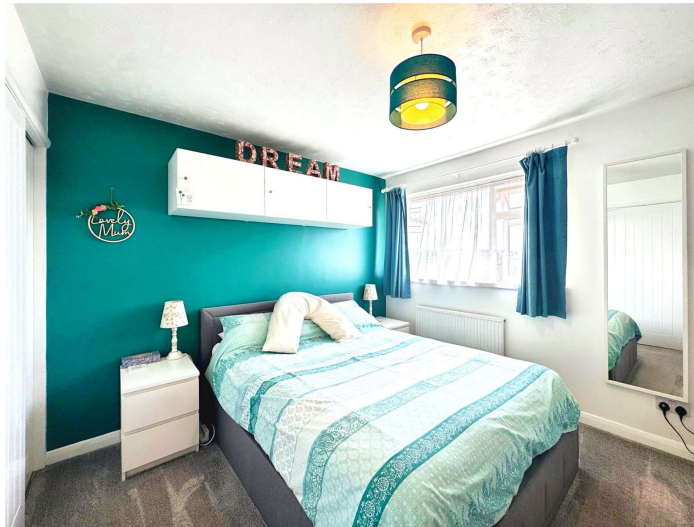
A with Improvement indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

Agents Notes

The property has a NEST Smart Thermostat for heating and water which can be controlled via an app

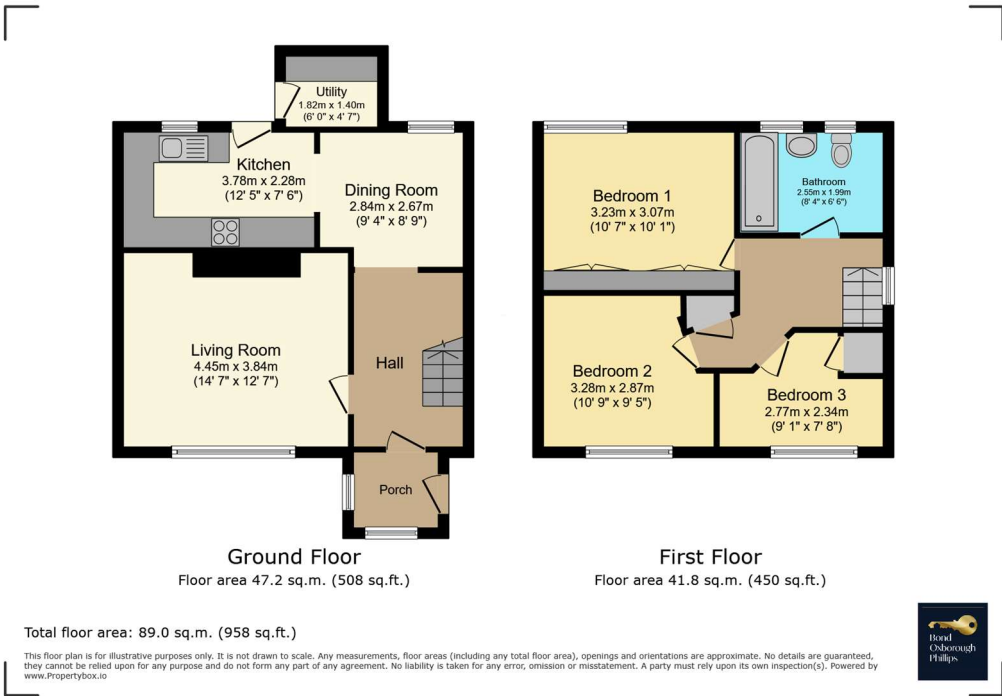
The solar panels are leased by the current owners



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our offices on Boutport Street continue along Bear Street. Proceed through the traffic lights onto Goodleigh Road. After a short distance, turn left onto Gorwell Road. Follow this road taking the right hand turning into Jewell Crescent. Continue towards the far end to where number 13 will be located on your left hand side with a numberplate and For Sale sign 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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