



Bond
Oxborough
Phillips

Changing Lifestyles

54C Greenmeadow Drive
Barnstaple
Devon
EX31 4HT

Guide Price: £260,000 Freehold

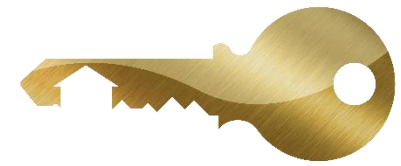


Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

54C Greenmeadow Drive, Barnstaple, Devon, EX31 4HT

A SPACIOUS END-OF-TERRACE HOUSE



- 3 Bedrooms
- Generously sized Living Room
 - Well-appointed Kitchen
 - Upstairs 4-piece Bathroom
- Private, south-facing enclosed rear garden
 - Driveway parking for up to 3 vehicles
- Situated within close proximity to town centre amenities, the hospital & highly regarded local schools
 - Potential to convert loft, subject to the necessary planning permission
 - No onward chain



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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Situated in a convenient and sought after location within close proximity to town centre amenities, the hospital and highly regarded local schools is this spacious 3 Bedroom end-of-terrace property offered for sale with no onward chain, providing a fantastic opportunity for a swift and hassle-free purchase.

As you enter the home, you are welcomed by a generously sized Living Room — a perfect space for entertaining or relaxing with the family. From here, you access the well-appointed Kitchen, complete with fitted appliances and ample storage, making it a practical and stylish hub of the home.

Upstairs, the property offers 3 Bedrooms, including 2 doubles that benefit from built-in storage. The third bedroom provides versatility and would make an ideal home office or nursery. A spacious 4-piece Bathroom completes the upstairs accommodation.

Externally, the property features a private, south-facing enclosed rear garden that enjoys plenty of natural sunlight - ideal for outdoor dining or unwinding in warmer months. To the front, there is driveway parking for up to 3 vehicles, further adding to the convenience.

Call 01271 371 234 to arrange a viewing!

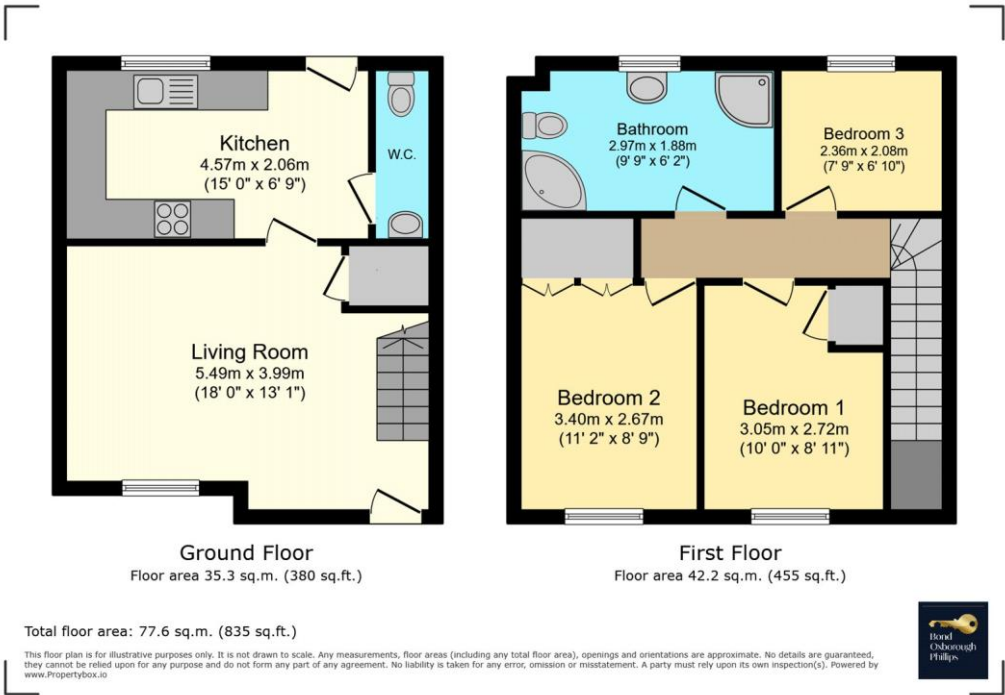
Council Tax Band

C - North Devon Council

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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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Office on Boutport Street, turn right onto Vicarage Street. At the roundabout, take the first exit onto Alexandra Road. At the next roundabout, take the second exit onto Pilton Causeway. Proceed through 2 sets of traffic lights and take the right hand turning onto Raleigh Road. Follow this road and take the next right hand turning into Greenmeadow Drive. After a short distance, number 54C will be found on your right hand side clearly displaying a numberplate and For Sale board.

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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