



Bond
Oxborough
Phillips

Changing Lifestyles

11 Portland Buildings
Barnstaple
Devon
EX32 7BQ

Guide Price: £190,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

11 Portland Buildings, Barnstaple, Devon, EX32 7BQ

A DELIGHTFUL PROPERTY OFFERED FOR SALE WITH NO ONWARD CHAIN

- 2 Bedrooms

- Spacious open-plan Living / Dining Room with double doors opening to the rear garden
 - Well-appointed Kitchen
- Low-maintenance rear garden enjoying plenty of sunlight – an ideal spot for morning coffee or evening unwinding
 - First Floor Bathroom
- Resident on-street parking
- Located within easy reach of local shops, schools & transport links



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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Offered for sale with no onward chain, this delightful 2 Bedroom terraced property is set over 3 well-proportioned floors and ideally situated close to local amenities in Barnstaple.

Step through the front door into a spacious open-plan Living / Dining Room – a warm, versatile space perfect for relaxing or entertaining. The layout flows into a well-appointed Kitchen, complete with plumbing for utility appliances. From the dining area, double doors open out to a low-maintenance rear garden that enjoys plenty of sunlight – an ideal spot for morning coffee or evening unwinding.

The first floor offers a generously sized double Bedroom, enhanced by a useful alcove, perfect for additional storage. Also on this floor is the Bathroom, fitted with a bath and shower over, wash basin and WC. The second floor is home to the second spacious double Bedroom, with ample room for freestanding furniture and flooded with natural light.

Further benefits include resident parking and a location within easy reach of local shops, schools and transport links – making this an ideal purchase for first time buyers, downsizers or investors alike.

Council Tax Band

A – North Devon Council

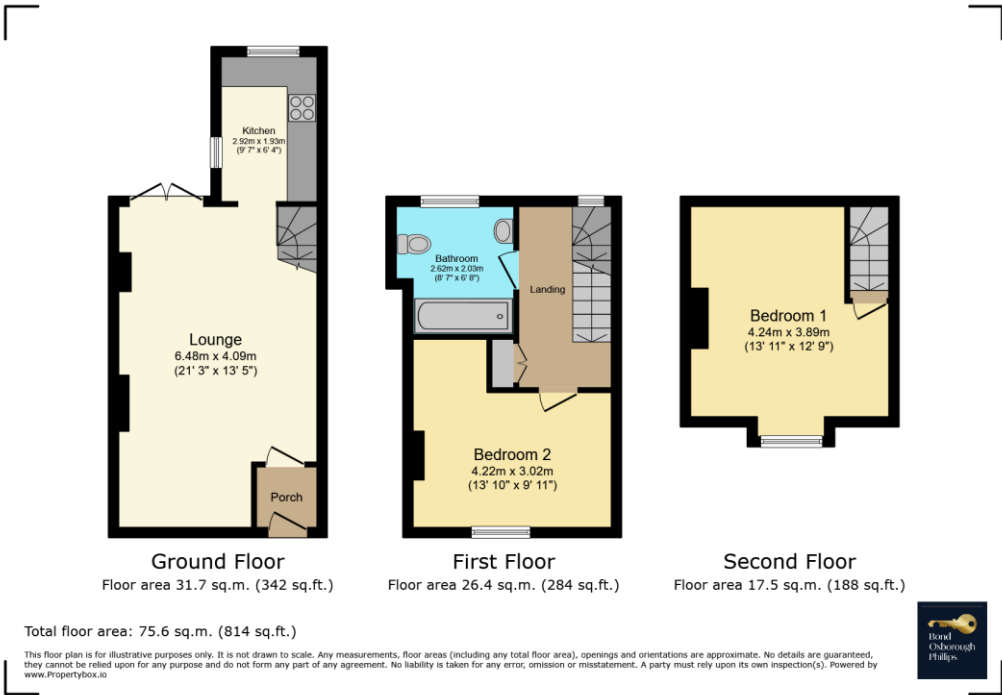
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Have a property to sell or let?

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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/ripe.grabs.lasted>

From Barnstaple Town Centre, head east on the square towards Diamond Street. At the roundabout, take the second exit onto Belle Meadow Road. At the next roundabout, take the first exit onto Alexandra Road. Take the first exit at the following roundabout onto Vicarage Street and then turn right onto Higher Maudlin Street. Number 11 Portland Buildings will be found on your left hand side.

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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