



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 Woolbarn Lawn  
Barnstaple  
Devon  
EX32 8PQ

**Guide Price: £177,500 Freehold**



Changing Lifestyles

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



15 Woolbarn Lawn, Barnstaple, Devon, EX32 8PQ

## AN END-OF-TERRACE PROPERTY OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms
- Spacious Living Room
- Well-appointed Kitchen leading to the low-maintenance rear garden
- Upstairs 3-piece Bathroom
- Resident permit parking
- Convenient location with local amenities, transport links & schools nearby
- This is a fantastic opportunity to secure a quality home in a desirable area



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

**Located in a popular and sought after residential area, this well-presented two Bedroom end-of-terrace property is offered to the market with no onward chain, making it an ideal opportunity for first time buyers or buy-to-let investors.**

**The ground floor offers a spacious Living Room - perfect for relaxing or entertaining with family and friends. From here, you access the well-appointed Kitchen, which features ample storage and plumbing for utility appliances. The Kitchen also leads out to a low-maintenance rear garden, which benefits from convenient rear access.**

**Upstairs, the property offers two well-proportioned Bedrooms. The primary bedroom includes built-in storage over the stairs, adding to the home's practicality. A modern 3-piece Bathroom completes the upstairs accommodation.**

**Additional features include resident parking and a convenient location with local amenities, transport links and schools nearby.**

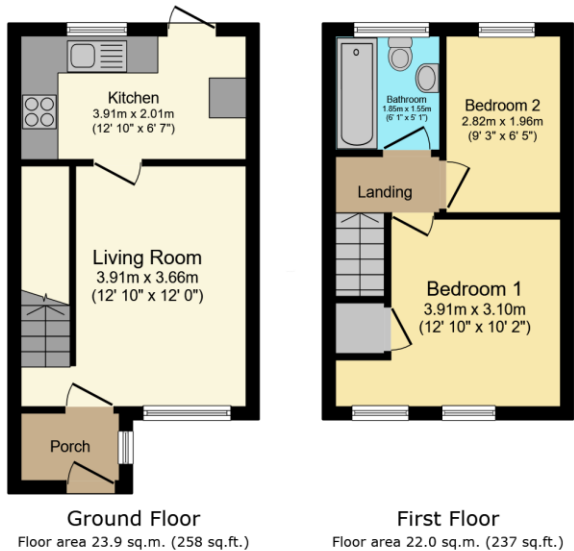
**This is a fantastic opportunity to secure a quality home in a desirable area. Early viewing is highly recommended.**

**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		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

Proceed out of Barnstaple Town Centre following directions for Landkey / Swimbridge / A361. Proceeding along Eastern Avenue, proceed straight over the first roundabout. At the next roundabout, take the first exit onto Whiddon Drive. Take the next left hand turning onto Barton Road. Continue along this road taking the third right hand turning into Woolbarn Lawn. Take the first right hand turning to where you will find number 15 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.