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Changing Lifestyles

2 Lauderdale
Barnstaple
Devon
EX32 8DU

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Lauderdale, Barnstaple, Devon, EX32 8DU

A BEAUTIFULLY PRESENTED PERIOD HOME



- 3 Bedrooms & Attic Room Suite
- Stylish, open-plan Kitchen / Diner with bi-fold doors to garden
- Spacious Utility Room & ground floor Cloakroom
 - Cosy Lounge with bay window & log burner
 - Sleek Shower Room
- Sunny, low-maintenance garden with decking & lighting
- Gated off-road parking for multiple vehicles
- New Worcester Bosch combination boiler installed
- Walkable to Barnstaple Town Centre, schools & shops



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Overview

Set within walking distance of Barnstaple Town Centre, 2 Lauderdale is a beautifully presented period home that blends timeless character with contemporary comfort.

The home welcomes you with a spacious Hallway, leading into a light-filled Lounge with a bay window and a log burning stove – the perfect space to relax. To the rear, a standout Kitchen / Diner has been opened up into an impressive social hub, with bi-fold doors connecting directly to a sunny rear garden. This stylish space includes a central island, fitted appliances and a generous dining area, making it ideal for entertaining. A separate Utility and ground floor Cloakroom add essential everyday practicality.

Upstairs, the first floor offers 3 well-proportioned Bedrooms and a contemporary Shower Room. The second floor hosts a spacious Attic Room, currently used as the principal bedroom, with Velux windows, built-in storage and a private En-suite.

Outside, the property benefits from a gated driveway providing off-road parking for several vehicles. The enclosed rear garden is low-maintenance and ideal for outdoor dining, with decking beneath a pergola, mature borders and subtle lighting for evening enjoyment.

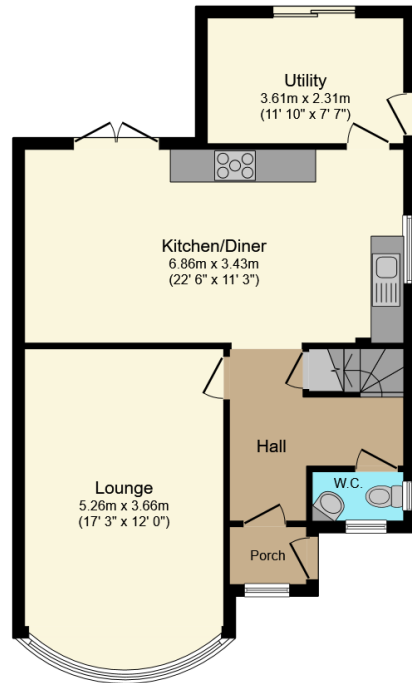
Lauderdale is ideally located to enjoy all that North Devon has to offer. Barnstaple provides a full range of amenities including schooling, shopping, leisure facilities and dining. For those looking to explore, the golden beaches of Woolacombe, Croyde and Instow are just a short drive away, with excellent road and rail links via the A361 and Barnstaple station.

Agents Note

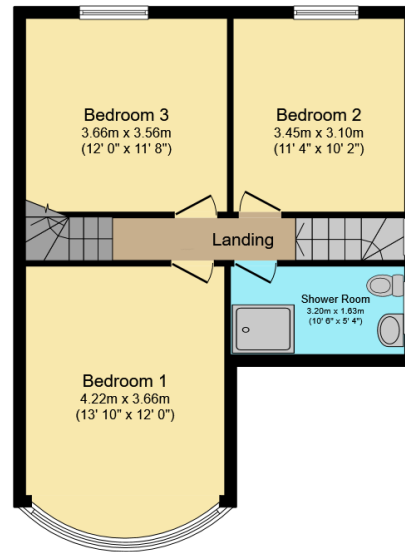
We are advised by the vendors that the downstairs benefits from newly installed tiling throughout and the downstairs front elevation benefits from newly installed Hillarys shutters. The stairs and landing have newly fitted carpets.

Council Tax Band

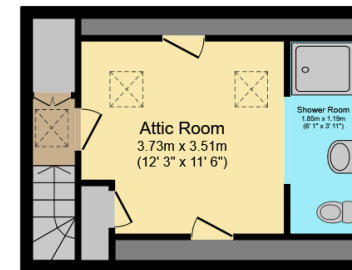
C - North Devon Council



Ground Floor
Floor area 67.0 sq.m. (721 sq.ft.)



First Floor
Floor area 54.4 sq.m. (585 sq.ft.)



Second Floor
Floor area 23.0 sq.m. (247 sq.ft.)

Total floor area: 144.4 sq.m. (1,554 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

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.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/hands.driver.undulation>

From Barnstaple Town Square, leave the town proceeding to the bus station roundabout and take the second exit. At the next roundabout, continue straight across onto Belle Meadow Road. Upon passing the Esso Garage and reaching the next roundabout, take the first exit and bear immediately left onto Victoria Road to where number 2 Lauderdale 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 and 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 available 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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We are here to help you find and buy your new home...

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

