



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Somerset Place  
Barnstaple  
Devon  
EX31 1SL

**Offers In Excess Of: £110,000**  
**Freehold**



**Changing Lifestyles**

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



11 Somerset Place, Barnstaple, Devon, EX31 1SL

## AN ATTRACTIVE DOUBLE FRONTED TERRACED HOUSE

- 1 spacious double Bedroom with built-in storage
- Bright Living Room with sash window
- Modern Kitchen with understairs storage
- Stylish Shower Room with airing cupboard
- Communal patio with space for potted plants
  - Prime town centre location
  - Close to shops, cafes & transport links
  - Ideal for first time buyers or investors



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

**Ideally situated in the heart of the town centre, this attractive double fronted 1 Bedroom terraced home offers a perfect blend of convenience and comfort. An excellent opportunity for first time buyers or investors alike, the property is within easy reach of shops, cafes, transport links and local amenities.**

**Step inside to a generously sized Living Room featuring a beautiful sash window that fills the space with natural light. The well-appointed Kitchen offers plenty of storage, including a useful understairs cupboard, and is perfectly designed for modern living. Upstairs, the double Bedroom provides ample built-in storage, while the stylish Shower Room benefits from an airing cupboard, an electric towel radiator and factory lagged hot water tank.**

**To the front of the property, a communal patio area offers a welcoming outdoor space, with room directly in front of the home for potted plants and convenient recycling storage.**

**With its central location, charming features and practical layout, this property represents a fantastic opportunity not to be missed.**

**Council Tax Band**

A - North Devon Council

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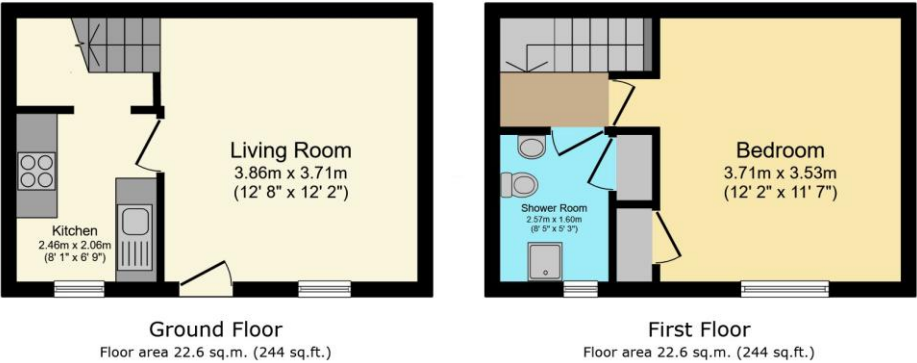
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## Have a property to sell or let?

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.



Total floor area: 45.3 sq.m. (488 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](http://www.Propertybox.io)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From our office on Boutport Street head towards the local cinema. Once opposite the cinema, you will see a small sign for Somerset Place on your left hand side. Walk through the archway and you will find number 11 on your right 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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