



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 King Edward Street  
Barnstaple  
Devon  
EX32 7BE

**Guide Price: £299,950 Freehold**



**Changing Lifestyles**

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



17 King Edward Street, Barnstaple, Devon, EX32 7BE

## A SPACIOUS EDWARDIAN HOME WITH MODERN UPGRADES

- 4 generously sized double Bedrooms across 3 floors
- Open-plan Living / Dining Room with bay window
  - Modern Kitchen with garden access
  - Stylish 4-piece Family Bathroom with freestanding bath
- Prime location within walking distance of Barnstaple Town Centre
- South facing low-maintenance rear garden with patio seating
- Permit parking available to the front of the property
- Rear access via side gate – ideal for bikes or bins



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 within a short walk of Barnstaple Town Centre and local amenities is this 4 double Bedroom Edwardian terraced house. 17 King Edward Street is arranged over 3 levels, offering well-proportioned living space, a modern kitchen and bathroom and a low-maintenance rear garden.

An Entrance Hall welcomes you into the home with stairs rising to the first floor and a door on your right into the open-plan Living / Dining Room. This sizeable reception room is a highly sociable space with ample space for furniture and a bay window flooding the room with natural daylight. Accessed off the dining area is the Kitchen, equipped with a built-in eye-level double oven, a 4-ring gas hob, plumbing for a washing machine, space for a tumble dryer and stylish worktop with matching cupboards and drawers. There is also a door to the rear garden.

On the first floor are 2 double bedrooms and a 4-piece Family Bathroom comprising a close couple WC, wash hand basin, free standing bath and a spacious separate shower. On the second floor are 2 further double Bedrooms.

To the front of the house is on-street permit parking whilst to the rear is a low-maintenance garden comprising a paved patio seating area which is south-facing and considered to be an idyllic spot for summer barbecues. A side gate also provides useful pedestrian access to the rear garden.

### Council Tax Band

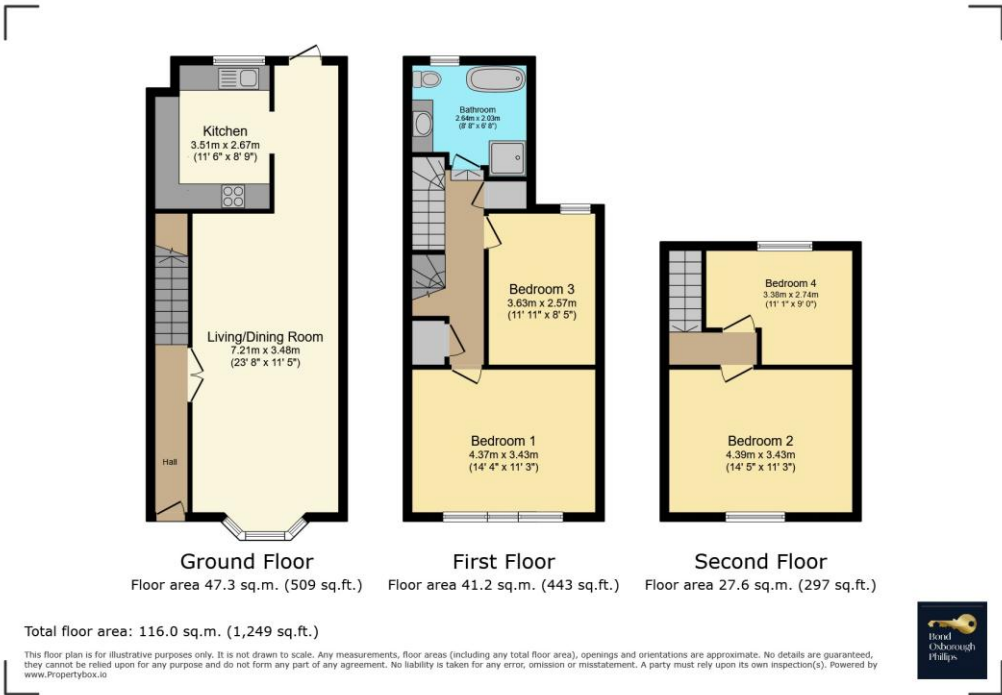
B - North Devon Council



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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		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From our office on Boutport Street continue for a short distance (in the direction of the Green Lanes Shopping Centre) turning right onto Vicarage Street. Turn left onto King Edward Street and continue for a short distance to where number 17 will be situated on your right hand side with a For Sale notice clearly displayed.

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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