



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Burlington Grove  
Barnstaple  
Devon  
EX32 9BU

**Guide Price: £595,000 Freehold**



**Changing Lifestyles**

**01271 371 234**  
**barnstaple@bopproperty.com**



18 Burlington Grove, Barnstaple, Devon, EX32 9BU

## A BEAUTIFULLY PRESENTED & EXTENDED 1930's DETACHED FAMILY HOME



- 4 generously sized double Bedrooms (1 En-suite)
- Spacious Kitchen / Dining / Family Room with bi-fold doors to the garden
  - 2 versatile Reception Rooms - ideal for living, working or entertaining
- Stylish 4-piece Family Bathroom & Ground Floor Cloakroom
  - Private west-facing garden
- Driveway parking for multiple vehicles & Garage
  - Quiet cul-de-sac location close to schools & amenities



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## Overview

**Situated within a peaceful tree-lined cul-de-sac in the highly regarded Newport area of Barnstaple, this immaculately presented and thoughtfully extended 1930's detached home offers spacious and flexible accommodation ideal for family living. Positioned within easy reach of well-regarded schools, local amenities and Rock Park, this is a rare opportunity to acquire a beautifully maintained home in one of the town's most desirable residential locations.**

**The property is approached via a generous private driveway providing ample off-road parking and access to a Garage with power and lighting. A side gate allows easy access to the rear of the property.**

**Internally, the house offers a well-balanced layout. A wide Entrance Hall with original parquet flooring leads to a bright and inviting Living Room with bay window and wood burning stove set within a feature fireplace. A second Reception Room provides flexibility as a formal Dining Room or additional Sitting Room.**

**The heart of the home is the impressive Kitchen / Dining / Family Room which spans the rear of the property and opens directly to the garden via bi-fold doors. This space has been finished to a high standard and offers extensive storage and preparation space, a large range style cooker and room for dining and informal seating. A separate Utility Room provides further built-in storage, space for laundry appliances and direct access to both the garden and the Garage. A Ground Floor Cloakroom completes the downstairs layout.**

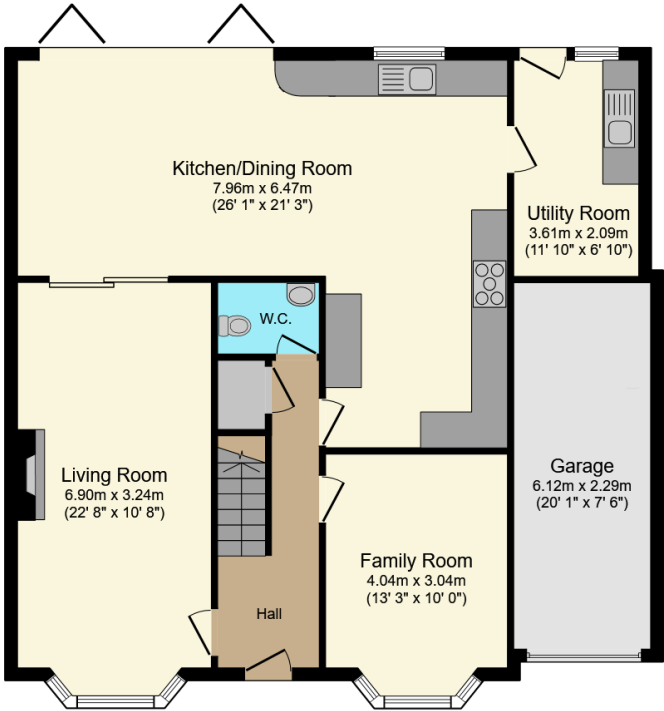
**The First Floor features 4 well-proportioned double Bedrooms, all of which enjoy a pleasant outlook and a feeling of space. The Principal Bedroom is particularly generous and includes a modern En-Suite Shower Room. A versatile additional room on this floor provides excellent built-in storage and can serve as a Dressing Room, Hobby Room, Home Office, Playroom or occasional Bedroom. A stylish Family Bathroom completes the accommodation, featuring a contemporary 4-piece suite including a freestanding bath, separate shower, wash basin and WC.**

**The west-facing rear garden offers a private and level outdoor space with a large paved seating area – ideal for entertaining, and a well-maintained lawn bordered by mature hedging and fencing. The garden enjoys sun throughout the day and into the evening, creating an ideal space for families and outdoor living.**

**This impressive and flexible family home combines character with modern design and is ideally placed for local schools, shops and transport links. It offers a rare opportunity to secure a spacious, high-quality home in a highly sought after location.**

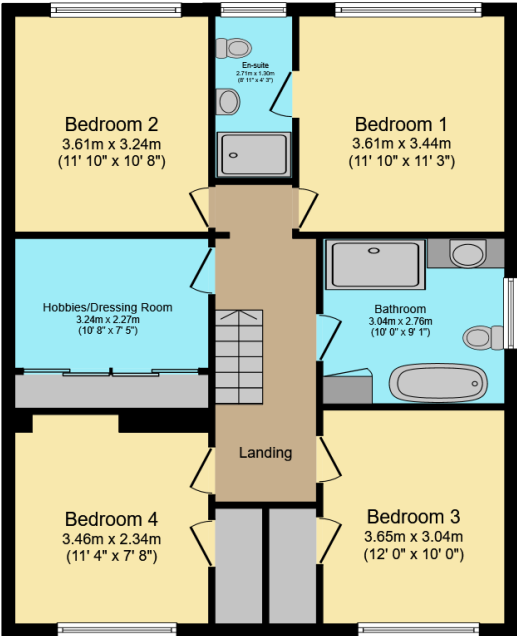
### Council Tax Band

E - North Devon Council



Ground Floor

Floor area 107.3 sq.m. (1,155 sq.ft.)



First Floor

Floor area 83.0 sq.m. (893 sq.ft.)

Total floor area: 190.3 sq.m. (2,048 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









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## Area Information

The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

Barnstaple Town Centre is within easy driving distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/danger.offers.fancy>

From our office on Boutport Street, head north towards Bear Street. At the junction, turn right onto Bear Street (B3230) and continue for approximately 0.4 miles. At the roundabout, take the second exit onto Newport Road. Continue straight, passing Rock Park and the shops of Newport. After approximately 0.8 miles, turn left into South View (immediately after the turning for Fairview), then take the first right into Burlington Grove. Follow the road around the bend. Number 18 will be located towards the end of the cul-de-sac on your left 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 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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## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

