



Bond
Oxborough
Phillips

Changing Lifestyles

46 Speedwell Close
Barnstaple
Devon
EX32 8PY

Guide Price: £210,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

46 Speedwell Close, Barnstaple, Devon, EX32 8PY

A CHARMING SEMI-DETACHED HOME OCCUPYING A PEACEFUL CUL-DE-SAC LOCATION



- 2 well-proportioned Bedrooms
 - Bright, dual-aspect Living / Dining Room with French doors to garden
 - U-shaped Kitchen with built-in gas hob, oven & ample storage
 - Family Bathroom with full-size bath & electric shower overhead
- Located in a quiet residential cul-de-sac on Barnstaple's outskirts
- Private, fully enclosed rear garden with paved patio, lawn & shed
 - Residents parking



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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Located within a quiet residential cul-de-sac on the outskirts of Barnstaple, this 2 Bedroom semi-detached house at 46 Speedwell Close offers well-proportioned living space, gas central heating, UPVC double glazing and a private rear garden, making it an ideal first time buy or investment opportunity.

An Entrance Hall welcomes you into the home with stairs rising to the first floor and a door leading into the bright, dual aspect Living / Dining Room. This spacious reception room features French doors opening directly onto the rear garden filling the room with natural light, alongside a charming feature fireplace that adds character to the space. There is also a U-shaped Kitchen positioned on the ground floor, fitted with a built-in gas hob and oven, ample storage units and a pleasant outlook over the front garden.

Upstairs are 2 generously sized Bedrooms, including a large main bedroom, and a Family Bathroom featuring a full-size bath with electric shower over and a clean, neutral suite.

To the front, the property benefits from residents parking, a low-maintenance garden with a pedestrian gate and porch entrance. The fully enclosed rear garden offers a paved patio seating area and steps down to a lawn - an ideal spot for relaxing or entertaining. There is also a useful shed. Rear access to the garden is also available via a pathway.

Speedwell Close is a popular and peaceful cul-de-sac location, conveniently close to local amenities, schools and transport links, with Barnstaple Town Centre just a short drive away, offering a wide range of shops, restaurants and public transport connections.

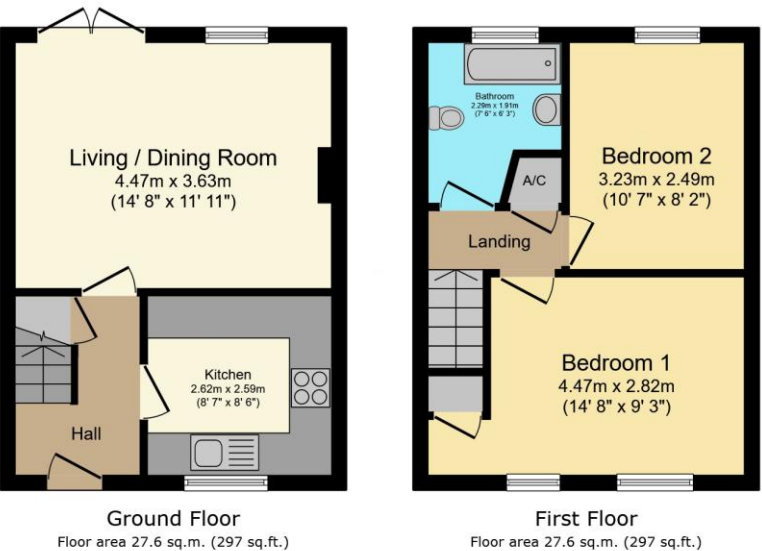
Council Tax Band

B - North Devon Council

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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.ie

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/engraving.nests.until>

From our office on Boutport Street, head northwest towards the Town Square. At the roundabout, take the second exit onto Bear Street. Continue straight to the next roundabout and take the third exit onto South Street. Follow South Street as it curves left, then turn right onto Ashleigh Road. At the mini roundabout, take the first exit onto Southfields Road. Continue along Southfields Road and at the next roundabout, take the second exit onto Old Torrington Road. Proceed until you reach the junction with Victoria Road and turn left. Follow Victoria Road, then take the first left into Speedwell Close. Number 46 will be found on your right hand side clearly displaying a For Sale notice.

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

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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