



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Brynsworthy Park  
Barnstaple  
Devon

**Guide Price: £325,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

Brynsworthy Park, Barnstaple, Devon

## AN IMMACULATE DETACHED BUNGALOW



- 2 Bedrooms
- Cul-de-sac location
- Garage with driveway parking for 2-3 vehicles
- South-facing wrap-around garden with split-level decking
- Modern fitted Kitchen with access to Garden Room
  - Light & spacious Living Room
- Sleek Shower Room with steam sauna shower cabin
- This home offers stylish, turn-key accommodation enhanced by high-end touches



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We present to the market this beautifully presented 2 Bedroom detached bungalow tucked away at the end of a peaceful cul-de-sac in the ever-popular Brynsworthy Park development. Lovingly updated throughout by the current owner, the home offers stylish, turn-key accommodation with a unique and thoughtfully designed layout, enhanced by high-end touches throughout.

Step into an inviting Hallway, featuring contemporary doors, airing cupboard and slimline radiators, where it effortlessly leads to the modern fitted Kitchen providing space for dining, and flows seamlessly into a bright and airy Garden Room – an ideal space to relax or entertain, overlooking the private, south-facing wrap-around garden with its generous split-level decking.

To the front, the garden is mainly laid to lawn and features a charming mature Dewberry tree. A paved pathway leads to the front door and there is driveway parking for 2–3 vehicles and gated side access to the rear garden.

The spacious front-facing Living Room enjoys excellent natural light, built-in storage and cleverly designed access to the garage (currently utilised as a utility area and for additional storage). There are 2 well-proportioned Bedrooms, with the second currently arranged as a home office – perfect for remote working. The primary bedroom overlooks the rear decking, offering a peaceful outlook. The contemporary Shower Room is a standout feature boasting a luxurious Insignia steam sauna shower cabin with integrated lighting, Bluetooth and a built-in radio, complemented by a sleek Vogue Standy heated towel rail with adjustable shelving and a striking porthole window.

Additional highlights include dimmable lighting in key rooms, a gas fired Vaillant combination boiler (discreetly housed in the loft) and potential to extend the garage to create further living space (subject to the necessary planning permissions).

Located in the desirable Roundswell area of Barnstaple, the property is well-connected with easy access to a range of local amenities including superstores, supermarkets, medical facilities and public transport links. This is a fantastic opportunity to secure a move-in-ready bungalow in a quiet yet highly convenient location. Early viewing is highly recommended.

#### Council Tax Band

C - North Devon Council





**Floor Plan**  
Floor area 76.7 sq.m. (825 sq.ft.)

Total floor area: 76.7 sq.m. (825 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 inspector(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/reclined.lights.anchovies>