



Bond
Oxborough
Phillips

Changing Lifestyles

43B Beaufort Walk
Barnstaple
Devon
EX32 7JD

Guide Price: £210,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

43B Beaufort Walk, Barnstaple, Devon, EX32 7JD

A MODERN END-OF-TERRACE HOME OCCUPYING A CONVENIENT TOWN LOCATION



- 2 double Bedrooms
- Downstairs Cloakroom & upstairs Shower Room
- Modern 'L' shaped Kitchen
- Spacious, open-plan Living / Dining Room
- Practical storage throughout
- Wrap-around garden offering a surprisingly private retreat
- Off-street private parking for 2 vehicles
- A smart & stylish home in a sought after spot



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Tucked away in a convenient town location, this modern 2 Bedroom end-of-terrace home is the perfect choice for first time buyers, downsizers or investors alike. Thoughtfully maintained and well-presented throughout, this turn-key home is available to the market and an early viewing is highly recommended.

Step through the front door into a bright and welcoming Entrance Hall where you'll find a handy downstairs Cloakroom and built-in storage housing a modern Logic combination boiler. The sleek, L-shaped Kitchen offers generous cupboard space, room for appliances and easy-care laminate flooring - ideal for busy lives. To the rear, a spacious, open-plan Living / Dining Room is bathed in natural light, with French doors leading directly out to the garden - perfect for enjoying a quiet morning coffee. There's also additional storage tucked neatly under the stairs.

Upstairs, you'll find 2 well-proportioned double Bedrooms. The main bedroom enjoys lovely town views and built-in storage above the stairs, while a modern Shower Room, with a 3-piece suite featuring a shower, low level WC and wash basin, completes the upper floor.

Outside, the wraparound garden offers a surprisingly private retreat, with a raised decked area that catches the sun - perfect for summer evenings or weekend barbecues.

Further benefits include private off-street parking for 2 vehicles directly in front of the property, plus additional on-street parking. The home also features UPVC double glazing throughout for energy efficiency.

A smart and stylish home in a sought after spot, ready to move straight in. Don't miss out.

Council Tax Band

B - North Devon Council



Changing Lifestyles

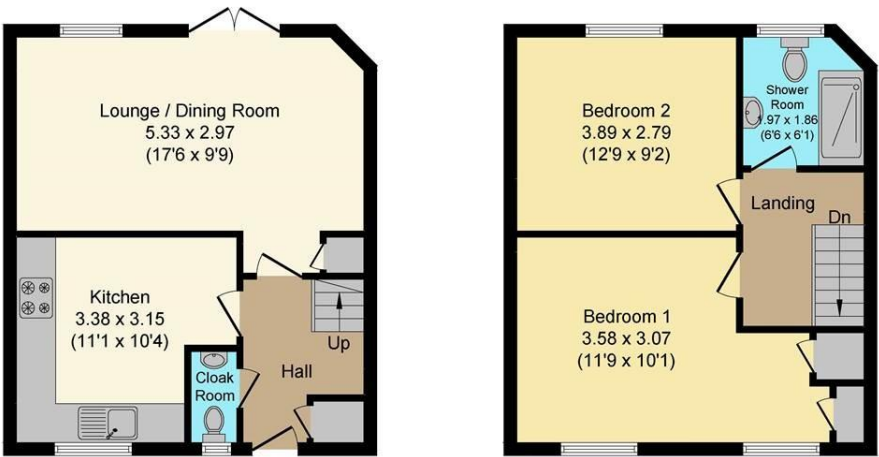
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Have a property to sell or let?

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.



Ground Floor
Floor area 33.0 sq.m. (355.20 sq.ft.)

First Floor
Floor area 33.0 sq.m. (355.20 sq.ft.)

Total floor area: 66.0 sq.m. (710.4 sq.ft.)
This floor plan is for illustrative purpose 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](https://www.propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	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.

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Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/supply.slot.harder>

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