



Bond
Oxborough
Phillips

Changing Lifestyles

32 Poltimore Lawn
Barnstaple
Devon
EX32 7HL

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

32 Poltimore Lawn, Barnstaple, Devon, EX32 7HL

A TASTEFULLY DECORATED HOME IN A CONVENIENT TOWN LOCATION



- 3 well-proportioned double Bedrooms
- Bright, open-plan Living / Dining Room
- Balcony enjoying far-reaching views
 - Contemporary fitted Kitchen
- Modern Shower Rooms on both floors
 - Private enclosed rear garden
- Convenient & elevated town location
- Currently operating as a successful holiday let



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New to the market is this beautifully presented 3 Bedroom terraced home enjoying a convenient and elevated town location. Currently operating as a successful holiday let, this property has been thoughtfully updated and tastefully decorated throughout, making it an ideal choice for first time buyers, growing families or investors alike.

Stepping inside, you're welcomed by a bright and spacious open-plan Living/Dining Room - the perfect setting for relaxing evenings or entertaining guests. From here, French doors open onto a Balcony, where you can enjoy far-reaching views across Barnstaple.

The modern Kitchen is fitted with a contemporary quartz countertop, built-in gas hob and oven, and provides space for a washing machine, fridge/freezer and dishwasher. There's also handy understairs storage as well as access to the private, enclosed rear garden - ideal for outdoor dining or simply unwinding. Completing the ground floor is a stylish 3-piece Shower Room. Upstairs, you'll find 3 generously sized double Bedrooms, with the primary and secondary rooms enjoying the same elevated outlook over the town and countryside. Each bedroom offers plenty of room for freestanding furniture, while the landing benefits from additional built-in storage, housing the combination boiler. The first floor is finished by a sleek and modern Shower Room.

Outside, the rear garden is fully enclosed and low-maintenance, featuring a useful storage shed and gated access. The property benefits from residents' parking and double glazing throughout.

Since purchasing, the current owner has carried out a thoughtful programme of renovation, creating a home that perfectly balances comfort, style and practicality.

This charming and versatile property is ready to move straight into - a must-see for anyone looking for a well-finished home close to Barnstaple's amenities, transport links and scenic surroundings.

Council Tax Band

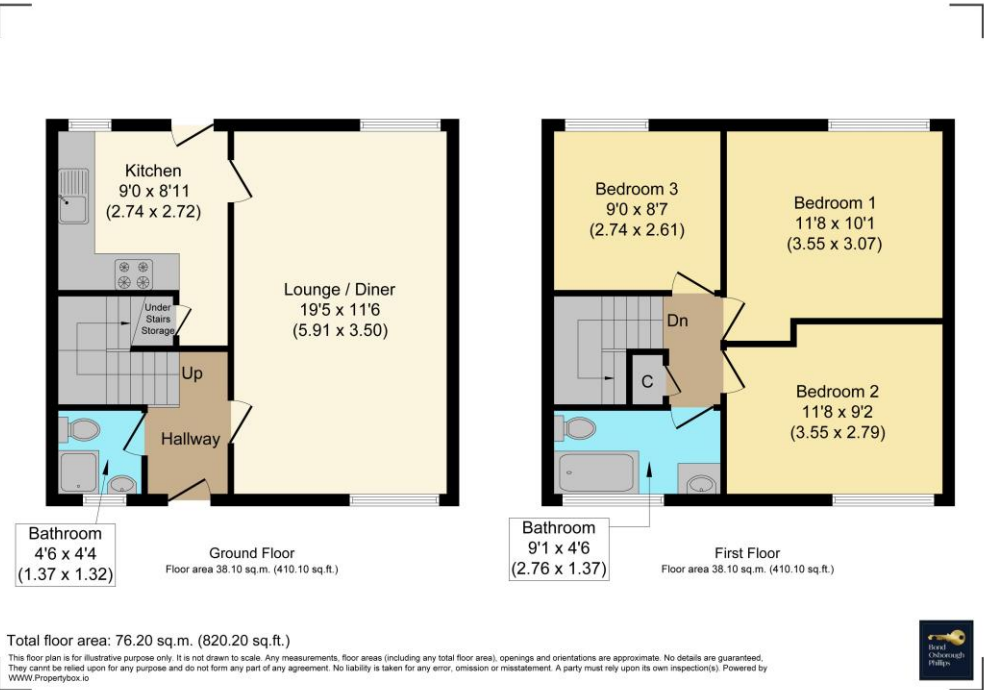
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Have a property to sell or let?

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		85 B
69-80	C	70 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.

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.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/losses.headed.olive>

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