



Bond
Oxborough
Phillips

Changing Lifestyles

3 Riddell Avenue
Barnstaple
Devon
EX32 7AG

Offers In Excess Of: £270,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

3 Riddell Avenue, Barnstaple, Devon, EX32 7AG

A CHARMING HOME PERFECTLY POSITIONED FOR TOWN CENTRE LIVING



- 3 Bedrooms
- Lounge with high ceiling & bay window
- Kitchen with ample storage & space for appliances.
- Well-presented throughout with gas central heating & UPVC double glazing
 - Large rear garden
 - Versatile Double Garage
- Located within walking distance of Barnstaple Town Centre & amenities
 - No onward chain



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Overview

Located within a level walk of Barnstaple Town Centre and local amenities is this spacious 3 Bedroom characterful home, equipped with charming features throughout as well as a generously proportioned rear garden and a Double Garage. 3 Riddell Avenue is presented in good decorative order throughout, whilst also offering gas central heating and UPVC double glazing.

A sizeable Entrance Hall welcomes you into the home with stairs rising to the first floor and ample room under the stairs for a desk and chair. The Living Room is positioned on your left, boasting ample room for large furniture, high ceilings and a bay window.

The Dining Room is located at the rear of the house, adjacent to the kitchen, with a door leading to the rear garden. There is the potential to create an open-plan kitchen / dining room, however we would advise you to speak with a qualified builder first. The galley Kitchen is fitted with an array of base and eye level units, as well as a stainless steel sink inset into worktop surface. There is also a 4-ring gas hob with an electric oven below, plumbing for a washing machine and space for an under-counter fridge and freezer.

Positioned off the kitchen is a Rear Hallway leading to both a Cloakroom housing a WC and a Utility / Store Room. A further door to the rear garden can also be found.

On the first floor are 3 double Bedrooms and a Shower Room. The Shower Room comprises a close couple WC, wash hand basin and a double shower enclosure.

The rear garden features a lawn and an array of colourful flowers and shrubs. A pathway leads down to the Double Garage (approximately 19'10 x 16'1) which could be used to park a vehicle, house a home gym or a home office!

Council Tax Band

B - North Devon Council



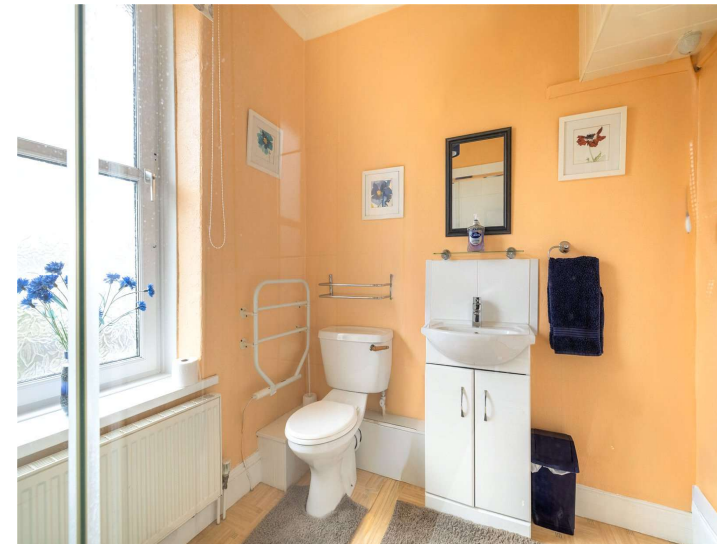
Total floor area: 145.50 sq.m. (1566.14 sq.ft.)

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





3 Riddell Avenue, Barnstaple, Devon, EX32 7AG



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

3 Riddell Avenue, Barnstaple, Devon, EX32 7AG



Area Information

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.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/regard.gaps.frozen>

From Barnstaple continue along Pilton Causeway taking the right hand turning into Yeo Vale Road. After a short distance turn left into Riddell Avenue where number 3 will be found on your left hand side.

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

