



Bond
Oxborough
Phillips

Changing Lifestyles

4 Foxglove Close
Barnstaple
Devon
EX32 8RE

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

4 Foxglove Close, Barnstaple, Devon, EX32 8RE

A DETACHED FAMILY HOME WITH A SUNNY CONSERVATORY & PRIVATE GARDEN



- 3 Bedrooms (1 En-suite)
- Lounge / Dining Room through to Conservatory
- Kitchen, useful Cloakroom & upstairs modern Bathroom
 - Integral Garage & driveway parking
 - Well-maintained, private rear garden
- UPVC double glazing and gas fired central heating
- Walking distance to local shops, schools & woodland walks
- Easy access to North Devon Link Road & transport links



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Situated in a sought after cul-de-sac on the outskirts of Barnstaple, this beautifully presented 3 Bedroom detached home offers spacious and versatile accommodation, ideal for families or those seeking a peaceful yet convenient location.

The property features a welcoming Entrance Hall leading to a generous through Lounge / Dining Room, providing a bright and sociable living space. From the Dining Room, doors open into a well-maintained Conservatory overlooking the private rear garden, offering a perfect spot to relax or entertain.

The Kitchen is fitted with a range of matching wall and base units, offering ample storage and workspace, with a door leading directly into the Integral Garage, which also provides plumbing for a washing machine. A useful Cloakroom completes the ground floor accommodation.

Upstairs, there are 2 spacious double Bedrooms (including a principal bedroom with an en-suite shower room) and a third Bedroom suitable as a single room, guest bedroom or home office. A modern Bathroom with a contemporary white suite serves the remaining bedrooms.

Externally, the property benefits from a driveway providing off-road parking for 2 vehicles, an Integral Garage and an attractive front garden with shrubs. The rear garden is mainly laid to lawn complemented by a patio area - ideal for alfresco dining, with mature borders adding colour and privacy.

Conveniently located close to schools, shops, woodland walks and transport links (including the North Devon Link Road), this property combines comfort, practicality and a highly desirable setting, making it a superb opportunity for a wide range of buyers.

Council Tax Band

D - North Devon Council



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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		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/router.shuffles.posting>

From Barnstaple continue along Eastern Avenue towards Tesco Superstore. Upon reaching the roundabout, take the left hand turning into Whiddon Drive following this road towards the far end. Take the last left hand turning into Larkspur Gardens and continue to the end of this road to where you will turn left into Foxglove Close. Number 4 will be located on your left hand side with a numberplate clearly displayed.

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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