



Bond
Oxborough
Phillips

Changing Lifestyles

8 Kestrel Way
Barnstaple
Devon
EX32 8QN

Guide Price: £375,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8 Kestrel Way, Barnstaple, Devon, EX32 8QN

A SPACIOUS DETACHED FAMILY HOME



- 5 Bedrooms (1 En-suite) including flexible ground floor bedroom / study / home office / guest use
- Spacious Living Room
- Separate Dining Room flowing into a bright Conservatory
- Well-proportioned Kitchen with Utility Room
 - Ground Floor Cloakroom & First Floor Bathroom
- Generous front and rear gardens with patio
 - Garage & off-road driveway parking



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Overview

Occupying a sought after position within a popular residential area of Barnstaple is this generously proportioned 5 Bedroom detached house offering flexible accommodation and spacious living throughout. 8 Kestrel Way boasts over 1,628 sq. ft. of versatile living space, including multiple reception rooms, a conservatory, and a large garden, making it ideal for growing families or those seeking home working space.

A welcoming Entrance Hall leads into the home with doors into the living room and ground floor bedroom / study. The Living Room is a bright and comfortable space with a feature fireplace, ample room for furniture and a charming outlook over the front of the property. The ground floor Bedroom / Study provides excellent flexibility, lending itself to use as a home office, playroom or guest bedroom, and could even serve as accommodation for a dependant relative.

The Kitchen offers a range of worktops and storage, space for appliances, and a convenient door into the Utility Room which also has an external door. There is a separate Dining Room flowing seamlessly into the Conservatory, creating an excellent open-plan feel and providing a bright all-season entertaining area overlooking the rear garden. A ground floor Cloakroom completes the practical accommodation on this level.

On the first floor are 4 further bedrooms, all arranged from a central landing. The Primary Bedroom benefits from an En-suite Shower Room, whilst Bedrooms 2 and 3 are generous doubles, and Bedroom 4 is perfect as a single room, study, or guest bedroom. A modern Family Bathroom serves the remaining rooms, and built-in storage cupboards are found throughout the property.

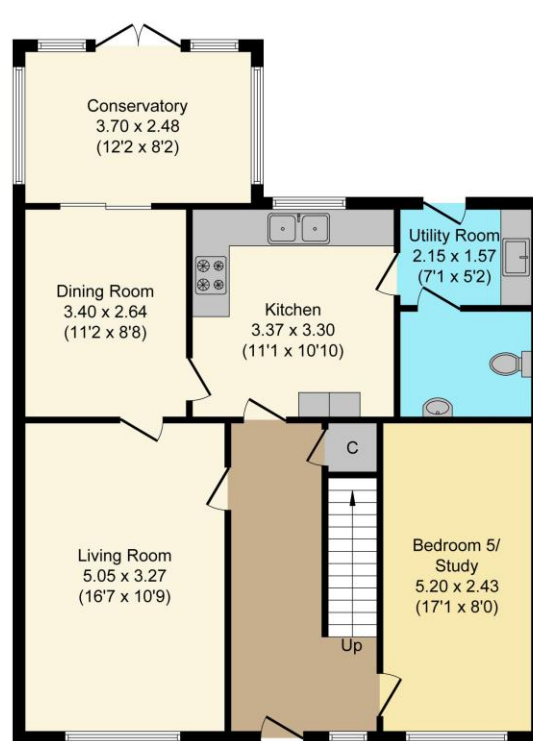
To the front of the house is a driveway providing off-road parking and access to the property, whilst the rear garden is of a generous size and mainly laid to lawn, with flower and shrub borders, a paved patio seating area and a side door to the Garage.

Estimated Rental Income

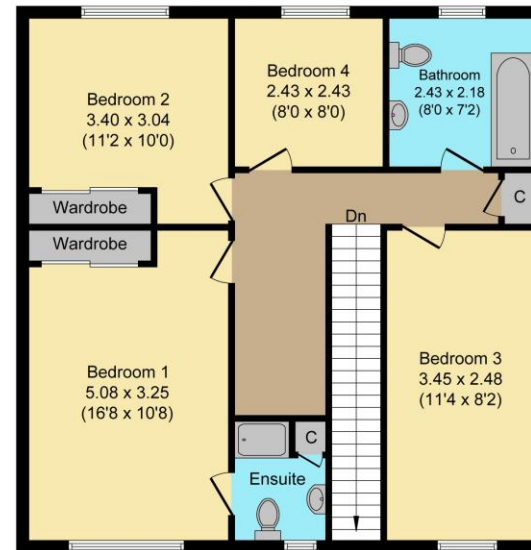
Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1400.00 (approximately 4.5% yield), subject to any necessary works and legal requirements. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.

Council Tax Band

E - North Devon Council



Ground Floor
Area 80.40 sq.m.
(865.42 sq.ft.)



First Floor
Area 70.90 sq.m.
(763.16 sq.ft.)

Total floor area: 151.30 sq.m. (1628.58 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



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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/blackmail.fits.shocks>

From Boutport Street proceed out of the town centre towards Bear Street, continuing straight onto Fairview. Follow the road as it becomes Victoria Road and continue uphill. At the roundabout, take the second exit onto Old Torrington Road. After a short distance, turn right onto Westacott Road and then take the next left into Kestrel Way to where number 8 will be found on your right 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.

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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

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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

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

