



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

45 Highgrove  
Barnstaple  
Devon  
EX31 3SX

**Guide Price: £284,000 Freehold**



**Changing Lifestyles**

01271 371 234

[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

45 Highgrove, Barnstaple, Devon, EX31 3SX

A BEAUTIFULLY PRESENTED HOME OCCUPYING A PEACEFUL SETTING



- 2 Bedrooms
- Modern first floor Bathroom & ground floor WC
- Spacious, open-plan Lounge / Diner / Kitchen with dual aspect light
- Ground floor enjoying under-floor heating
- Excellent garden plot with lawns, borders & seating areas
- Detached Garage & driveway parking
- Peaceful & desirable residential location in Barnstaple
- Ideal for first time buyers, downsizers or professional couples



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## Overview

**Situated in a peaceful and well-regarded residential area on the edge of Barnstaple, just a short drive from the town centre, local shops, schools and commuter links, 45 Highgrove is an immaculately presented 2 Bedroom detached home. Offering a stylish, low-maintenance lifestyle with the added benefit of generous gardens and a detached garage, this property is ideally suited to first time buyers, downsizers, professional couples or anyone seeking a modern home in a quiet yet convenient setting.**

**The ground floor, enjoying under-floor heating, is centred around a superb, open-plan Living / Dining / Kitchen area, spanning the full length of the property. This bright and contemporary space benefits from dual aspect natural light, a well-appointed modern kitchen and ample room for both lounge and dining furniture - making it ideal for everyday living and entertaining alike. A useful Cloakroom and an understairs storage cupboard complete the ground floor layout.**

**Upstairs, the property offers 2 well-proportioned Bedrooms. The primary bedroom is a generous double featuring fitted wardrobes, while bedroom 2 makes an excellent guest room, child's bedroom or home office. A modern Bathroom with clean, neutral décor serves both rooms.**

**One of the standout features of this home is the impressive garden plot. Larger than typically found for a property of this style, it includes expansive lawned areas, established flower and shrub borders and a selection of inviting seating spots - perfect for enjoying the sunshine or outdoor dining. A side door leads directly into the Single Garage, adding further practicality alongside the off-street parking.**

**Beautifully maintained throughout and offering a rare combination of convenience, generous outside space and modern living, 45 Highgrove represents an excellent opportunity for those looking to move straight into a quality home in a desirable part of Barnstaple.**

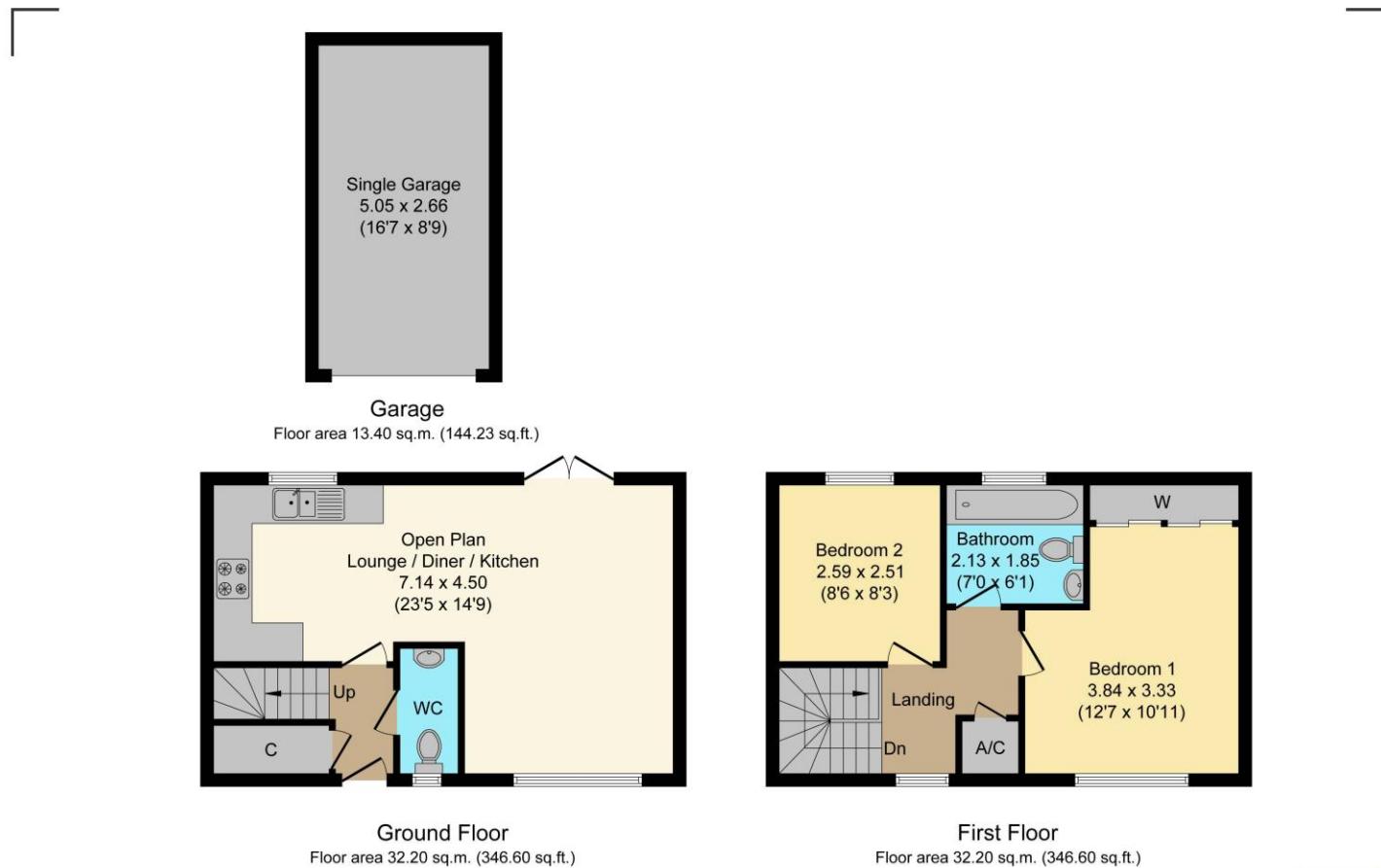
### Estimated Rental Income

Based on these details, our Property Management Department suggest an achievable gross monthly rental income of £950 pcm.

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

C - North Devon Council



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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

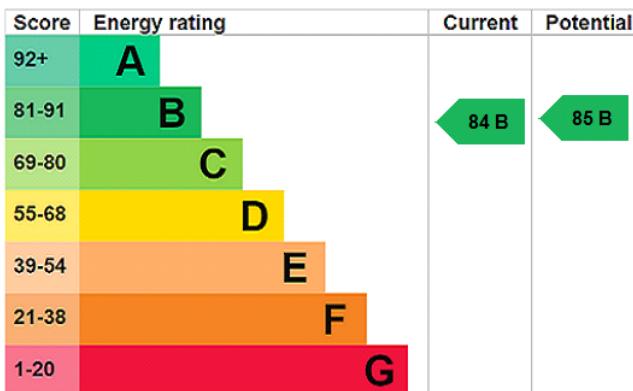
Directions to this property can be easily found by using What3words: <https://w3w.co/boom.dash.tube>

From Barnstaple continue over the Long Bridge and up Sticklepath Hill. Upon reaching the mini roundabout, take the left hand turning onto Old Torrington Road. Follow this road over the mini roundabout passing the North Devon Crematorium and take the left hand turning into Sandringham Gardens. Bear right and turn left to where number 45 Highgrove 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.

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



### 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.

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