



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Magnolia Close  
Barnstaple  
Devon  
EX32 8QH

**Offers In Excess Of: £325,000  
Freehold**



*Changing Lifestyles*

01271 371 234

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

25 Magnolia Close, Barnstaple, Devon, EX32 8QH

AN IMMACULATELY PRESENTED LINK-DETACHED HOME



- 3 Bedrooms
- Impressive, open-plan Living / Dining / Kitchen space with bi-fold doors to the garden
- Ground Floor Cloakroom & First Floor Family Bathroom
- Generously sized, landscaped rear garden with decked seating area, patio area, a lawn & a wooden gazebo with lighting & electric points - perfect for all weather entertaining
- Large wooden storage shed & side pedestrian access.
- Garage & off-street parking for 2 vehicles



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## Overview

**Situated at the end of a highly sought after cul-de-sac on the outskirts of Barnstaple, this 3 Bedroom link-detached home benefits from a garage, off-street parking and a generously sized, well-maintained rear garden. Benefiting from a gas fired combination boiler and being immaculately presented throughout, the property has been lovingly cared for by the current owners and is expected to attract strong interest upon launch.**

**The Entrance Hall provides a welcoming introduction to the home, with access to a Cloakroom comprising a close coupled WC and wash hand basin, stairs rising to the first floor, and a door leading into the main reception space.**

**The open-plan Living, / Dining / Kitchen area is a standout feature and forms the true heart of the home. Thoughtfully designed with both entertaining and family life in mind, this impressive space offers ample room for substantial furniture, bi-fold doors opening onto the rear garden, oak worktops, a breakfast bar with seating beneath, and a range of modern, high-spec integrated appliances.**

**The first floor hosts 3 Bedrooms and a Family Bathroom. Bedrooms 1 and 2 are comfortable doubles, while bedroom 3 is a well-proportioned single. Bedroom 1 benefits from fitted Sharps wardrobes / cupboards. The family bathroom is fitted with a close coupled WC, wash hand basin and a panelled bath with shower over. The loft space is fully boarded and has a built-in ladder for easy access.**

**Externally, the property boasts a Garage with storage rafters which is half boarded out - great extra storage. There is off-street parking for 2 vehicles to the front of the property. To the rear lies a landscaped garden - the bi-fold doors from the Kitchen / Dining area open out to a decked seating area which leads to a small bistro style patio area, a lawn and a recently built wooden gazebo with lighting and electric points, perfect for all weather entertaining. There is a large wooden storage shed and a side gate provides convenient pedestrian access.**

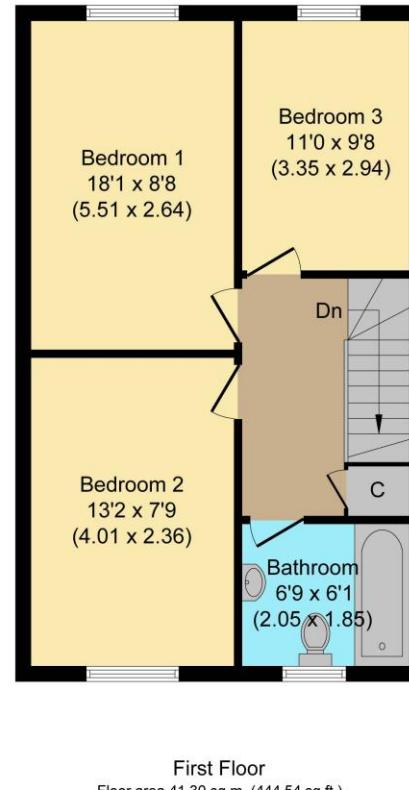
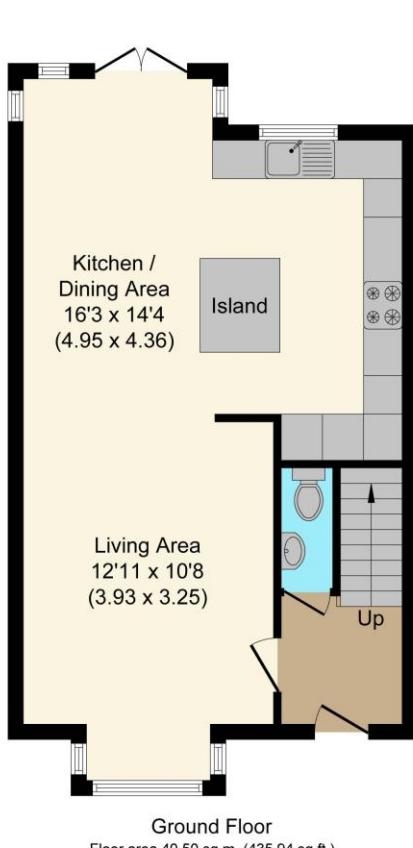
### Estimated Rental Income

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,100. 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 with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Total floor area: 81.80 sq.m. (880.48 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](http://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/youthful.losses.decoding>

From Barnstaple, continue along Eastern Avenue. Upon reaching the roundabout at Tesco, take the left hand turning onto Westacott Road. Follow this road for some distance before taking the right hand turning into Magnolia Close. Bear right into the cul-de-sac to where number 25 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.

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

EPC TO FOLLOW

### 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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