



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

31 Long Meadow Drive  
Barnstaple  
Devon  
EX32 7RA

**Offers In Excess Of: £180,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

31 Long Meadow Drive, Barnstaple, Devon, EX32 7RA

AN IMMACULATE HOME LOCATED JUST MOMENTS FROM BARNSTAPLE TOWN CENTRE



- 2 double Bedrooms
- Thoughtfully reconfigured open-plan living space
  - Modern fitted Kitchen
- Recently updated flooring throughout the ground floor
  - Well-presented Bathroom
- Low-maintenance rear garden with gated access
  - Communal residents parking to the rear
- Walking distance to Barnstaple Town Centre & amenities



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## Changing Lifestyles

An immaculately presented 2 double Bedroom terraced home situated just a short stroll from Barnstaple Town Centre. Thoughtfully reconfigured and upgraded by the current owner to create a more contemporary open-plan living space, this neat and tidy home presents a fantastic opportunity for first time buyers and investors alike.

The ground floor has been opened up to provide a light and sociable living environment, seamlessly connecting the kitchen and reception space. The modern, integrated kitchen has been stylishly updated with sleek grey cabinetry, complementary work surfaces and attractive wood effect flooring, all of which continue throughout the ground floor to create a cohesive finish. There is ample storage and space for dining, while the well-proportioned living area enjoys direct access to the rear garden, allowing natural light to flow through the space.

To the first floor are 2 double bedrooms, with the principal bedroom benefiting from a pleasant outlook to the rear. The second bedroom offers useful built-in storage over the stairwell. A neatly appointed family bathroom serves both rooms and comprises a panel enclosed bath with shower over, low level WC and wash hand basin.

Externally, the property features a low-maintenance rear garden with gated pedestrian access leading to a communal residents' parking area.

Early viewing is highly recommended to fully appreciate the quality, presentation and convenient location of this delightful home. To arrange your appointment, please contact our Barnstaple Office on 01271 371 234.

### Council Tax Band

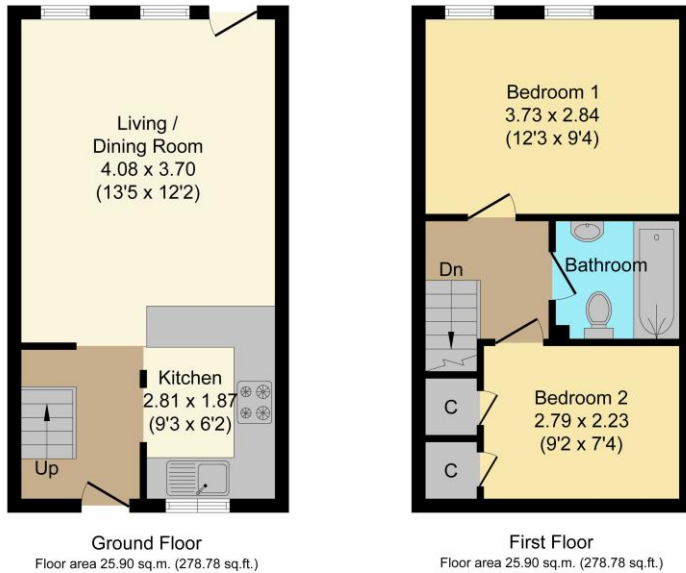
A – North Devon Council



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Total floor area: 51.80 sq.m. (557.56 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)



## 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		89 B
69-80	C	70 C	
55-68	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/logic.wonderfully.oath>

From Derby Road, and upon reaching the traffic lights, turn left onto St George's Road. Follow this road taking the third right hand turning onto Heppenstall Road turning right onto Long Meadow Drive to where number 31 will be located on your right hand side situated on a walkway 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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