



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Larkspur Gardens  
Barnstaple  
Devon  
EX32 8RA

**Offers In Excess Of: £345,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

4 Larkspur Gardens, Barnstaple, Devon, EX32 8RA



A WELL-MAINTAINED DETACHED FAMILY HOME SET ON AN IMPRESSIVE THIRD OF AN ACRE PLOT

- 3 Bedrooms (1 En-suite)

- Downstairs Cloakroom & upstairs Shower Room
- Integral Garage & driveway parking for 3 vehicles
- Well-proportioned & tastefully finished Kitchen with direct access to the rear garden
- Spacious Living / Dining Room with access onto a Balcony enjoying far-reaching views over the surrounding scenery
- Tiered rear garden - a real highlight, offering a variety of patio & gravelled seating areas, lawn space, raised beds, greenhouses & a summerhouse



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## Overview

**Set within the ever-popular Whiddon Valley, this well-maintained 3 Bedroom detached home presents an excellent opportunity for families seeking a move-in-ready property in a convenient and established residential location. Of particular note, the property sits on a generous plot of approximately one third of an acre, having been enlarged some years ago when the current vendors acquired an additional parcel of land, creating a wonderfully spacious setting rarely found in this area.**

**The accommodation opens with a welcoming Entrance Hall providing access to the downstairs Cloakroom, the Integral Garage and first floor staircase, with doors leading through to the Kitchen and the spacious Living / Dining Room, creating a sociable and practical layout. The Living Room is a particularly attractive space, featuring a bay window, a Gazco Vogue Midi gas stove for both ambience and supplementary heating, ample room for dining furniture and access onto a Balcony enjoying far-reaching views over the surrounding scenery.**

**The Kitchen is well-proportioned and tastefully finished with white cabinetry and marble effect work surfaces, benefiting from direct access to the rear garden.**

**Upstairs, the property offers 3 Bedrooms. Two are generous doubles including a principal bedroom with an En-suite Shower Room, alongside a contemporary Family Shower Room and a versatile third bedroom ideal as a study or storage space.**

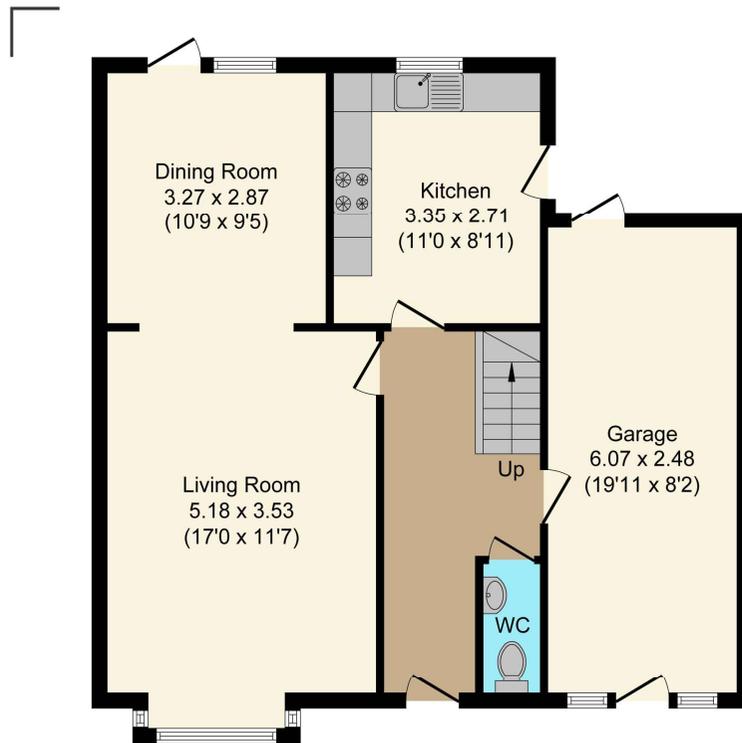
**Externally, the tiered rear garden is a real highlight, offering a variety of patio and gravelled seating areas, lawn space, raised beds, greenhouses and a summerhouse, making full use of the enlarged plot - all set against an attractive woodland backdrop and bordered by a stream at the bottom of the garden. To the front, the property is complemented by driveway parking for up to 3 vehicles, completing a well-rounded and highly appealing family home.**

### Estimated Rental Income

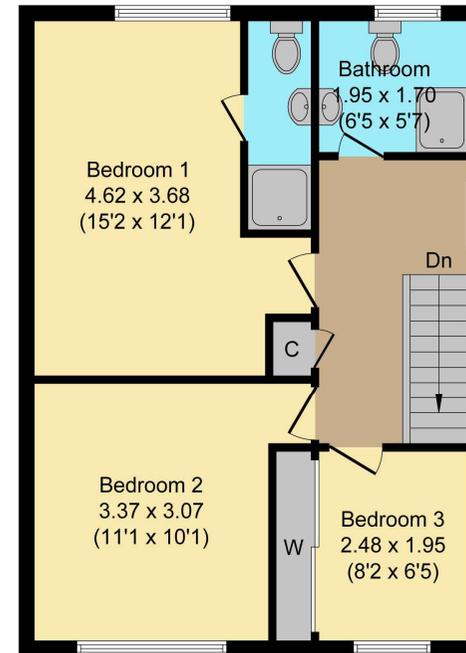
Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,300. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.

### Council Tax Band

D - North Devon Council



**Ground Floor**  
Floor area 62.40 sq.m. (671.67 sq.ft.)



**First Floor**  
Floor area 46.0 sq.m. (495.13 sq.ft.)

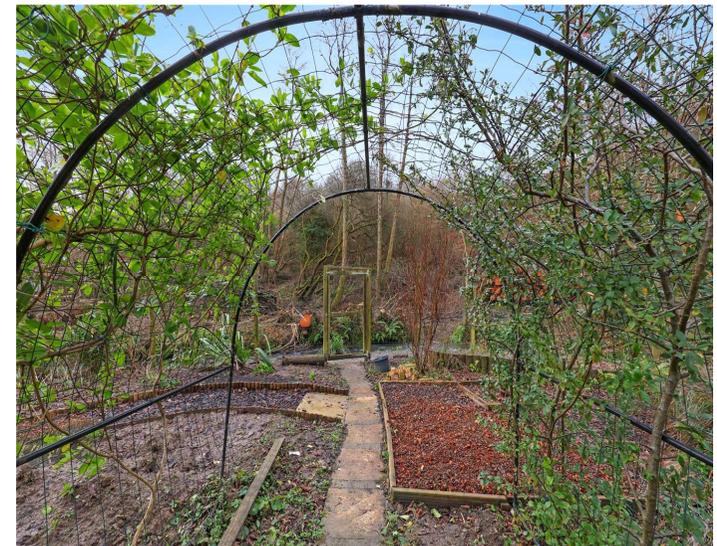
Total floor area: 108.40 sq.m. (1166.80 sq.ft.)

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/submerge.ages.ranking>

Continue out of Barnstaple Town along Eastern Avenue and at the Tesco roundabout, turn left into Whiddon Drive. Follow this road which leads onto Westacott Road. Continue towards the far end taking the left hand turning into Larkspur Gardens. Number 4 will be found after a short distance 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](mailto:barnstaple@bopproperty.com)

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

