



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

48 Speedwell Close  
Barnstaple  
Devon  
EX32 8PY

**Guide Price: £199,950 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

48 Speedwell Close, Barnstaple, Devon, EX32 8PY



A WELL-PRESENTED SEMI-DETACHED HOME OCCUPYING A PEACEFUL CUL-DE-SAC LOCATION

- 2 Bedrooms

- Spacious, dual aspect Living / Dining Room with French doors to the rear garden
- U-shaped Kitchen overlooking the front garden
  - Family Bathroom
- Gas central heating & UPVC double glazing throughout
  - Low-maintenance front garden
- Fully enclosed rear garden with shed & rear access pathway
- Residents' parking



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## Changing Lifestyles

**Situated in a quiet residential cul-de-sac on the outskirts of Barnstaple, this well-presented 2 Bedroom semi-detached home at 48 Speedwell Close offers comfortable, well-proportioned living space, along with gas central heating, UPVC double glazing and a private rear garden. The property would make an excellent first time purchase or investment opportunity.**

**An Entrance Hall welcomes you into the property, with stairs rising to the first floor and a door leading through to the bright, dual aspect Living / Dining Room. This spacious reception area benefits from French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room. The ground floor also includes a U-shaped Kitchen overlooking the front garden, fitted with a built-in gas hob and oven, along with a range of storage units and work surfaces.**

**Upstairs, there are 2 generously sized Bedrooms, including a particularly spacious main bedroom, together with a Family Bathroom fitted with a full-size bath, electric shower over and a clean, neutral suite.**

**To the front of the property there is residents' parking, along with a low-maintenance garden featuring a pedestrian gate and covered porch entrance. The fully enclosed rear garden offers a paved patio seating area, with steps leading down to a lawn - an ideal setting for relaxing or entertaining. A useful garden shed is also included, and there is additional access to the rear garden via a pathway.**

**Speedwell Close is a popular and peaceful cul-de-sac location, conveniently positioned close to local amenities, schools and transport links. Barnstaple Town Centre is just a short drive away, offering a wide range of shops, restaurants and public transport connections.**

### **Council Tax Band**

B - North Devon Council

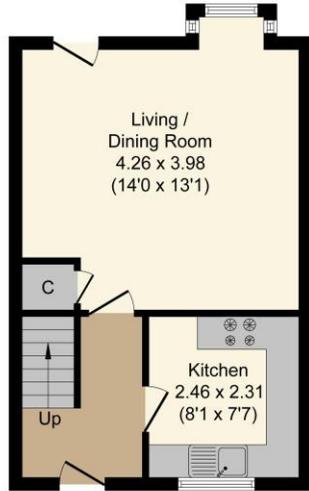
### **Estimated Rental Income**

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of approximately £800-£850. 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.

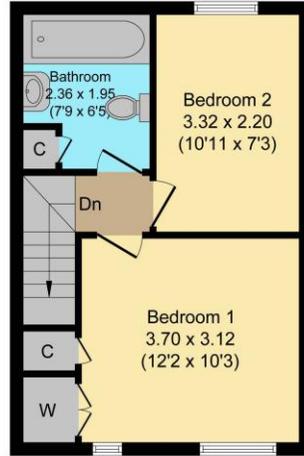
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**Ground Floor**  
Floor area 28.40 sq.m. (305.69 sq.ft.)



**First Floor**  
Floor area 27.80 sq.m. (299.24 sq.ft.)

Total floor area: 56.20 sq.m. (604.93 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



## 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		86 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/engraving.nests.until>

From our office on Boutport Street, head northwest towards the Town Square. At the roundabout, take the second exit onto Bear Street. Continue straight to the next roundabout and take the third exit onto South Street. Follow South Street as it curves left, then turn right onto Ashleigh Road. At the mini roundabout, take the first exit onto Southfields Road. Continue along Southfields Road and at the next roundabout, take the second exit onto Old Torrington Road. Proceed until you reach the junction with Victoria Road and turn left. Follow Victoria Road, then take the first left into Speedwell Close. Number 48 will be found on your right hand side clearly displaying a For Sale notice.

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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