



Bond
Oxborough
Phillips

Changing Lifestyles

1 Venlock Close
Barnstaple
Devon
EX32 8PD

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

1 Venlock Close, Barnstaple, Devon, EX32 8PD

A MOVE-IN READY END-TERRACE HOME WITH AN OUTBUILDING, GARAGE & PARKING



- 2 Bedrooms

- Light & spacious Living Room

- Modern fitted Kitchen with space for dining & access to the rear garden

- Contemporary Shower Room

- Generous rear garden with woodland backdrop

- Versatile Outbuilding - ideal for office / hobbies

- Garage & driveway parking

- Early viewing is highly recommended to fully appreciate everything this property has to offer



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Occupying an end-of-terrace position within a quiet cul-de-sac in the ever-popular Whiddon Valley area, this beautifully presented 2 Bedroom home offers a superb turn-key opportunity for buyers seeking a stylish and well-maintained property in a convenient part of Barnstaple.

The accommodation begins with a light and spacious Lounge, creating a welcoming first impression and featuring stairs rising to the first floor. Cleverly designed to maximise space, the area beneath the stairs provides useful built-in storage. To the rear of the property, the contemporary fitted Kitchen offers a range of modern units along with space for a dining table, making it an ideal setting for everyday living and entertaining. From here, there is direct access to the rear garden.

On the first floor, the property benefits from a modern Shower Room fitted with a walk-in shower, wash basin and WC. Both Bedrooms are comfortable double rooms, with the principal bedroom enjoying the added advantage of a walk-in wardrobe, providing excellent storage for clothing and personal items.

The rear garden is, undoubtedly, a standout feature of the home, enjoying a peaceful woodland backdrop which enhances the sense of privacy and tranquillity. Thoughtfully arranged with both lawn and patio areas, it provides the perfect space for outdoor relaxation and entertaining. The garden also gives access to a versatile outbuilding, ideal for use as a home office, hobby room or games room, depending on individual requirements. In addition, there is access to the Garage, offering useful storage or space for a small vehicle.

Further benefits include driveway parking to the front of the garage, with additional communal parking available nearby for visitors. There is an additional lawned space to the side of the property.

This move-in-ready home represents an excellent opportunity for first time buyers, downsizers or buy-to-let investors alike. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band

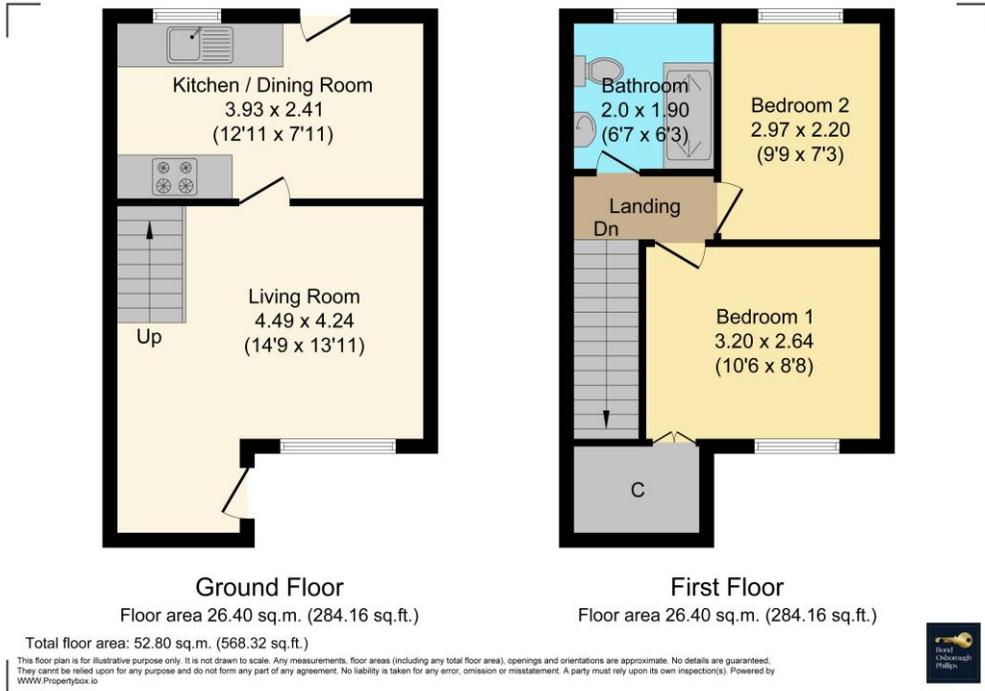
A - North Devon Council



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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		87 B
69-80	C	71 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/reserve.means.dunk>

From our Office on Boutport Street proceed up Bear Street turning right at the traffic lights onto Alexandra Road. Continue along this road until reaching the roundabout where continue straight onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road and continue along Eastern Avenue. At the next roundabout, turn left signposted Whiddon Drive with signposts for Whiddon Valley. Continue along this road taking the second left hand turning signposted Barton Road. The next second right hand turning will take you into Venlock Close to where number 1 will be found at the beginning of the cul-de-sac.

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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