



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Homer Close  
Bratton Fleming  
Barnstaple  
Devon  
EX31 4TD

**Offers In Excess Of: £225,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

25 Homer Close, Bratton Fleming, Barnstaple, Devon, EX31 4TD



## A STYLISH TERRACED HOME WITH GARAGE & PARKING

- 3 Bedrooms

- Open-plan Living / Kitchen / Dining space
- Modern fitted Kitchen with appliances
- Contemporary Lounge with wood burning stove
- Enclosed rear garden with decking & lawn
- En-Bloc Garage to rear of property & on-street parking available nearby
- Sought after village location



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## Changing Lifestyles

Welcome to 25 Homer Close, a well-presented 3 Bedroom terraced home, situated in the ever-popular village of Bratton Fleming. This attractive property will appeal to a wide range of buyers, including first time purchasers, downsizers and investors alike.

The property has been thoughtfully refurbished by the current owners and now offers stylish, well-balanced accommodation throughout. The ground floor is arranged as an open-plan living, kitchen and dining space, creating a sociable and versatile environment ideal for modern living. The Lounge enjoys a pleasant front aspect and is centred around a contemporary wood burning stove, providing both warmth and character. Stairs rise to the first floor with useful understairs storage.

To the rear, the Kitchen is fitted with a range of modern units and work surfaces, incorporating a sink and integrated appliances including a washing machine and dishwasher. The space flows seamlessly into the Dining Area, with both a rear door and French doors opening onto the garden, allowing for plenty of natural light and easy indoor-outdoor living.

Upstairs, there are 3 well-proportioned Bedrooms. The principal and second bedrooms are comfortable doubles, while the third bedroom offers flexibility as a smaller double, generous single or an ideal home office. The accommodation is completed by a Bathroom fitted with a WC, wash hand basin and a bath with shower over.

Externally, the property benefits from an enclosed rear garden designed for ease of maintenance and enjoyment. There is a decked seating area, an elevated lawn, and steps leading up to a Single Garage. On-street parking is available nearby.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

### Council Tax Band

B - North Devon Council

### Estimated Rental Income

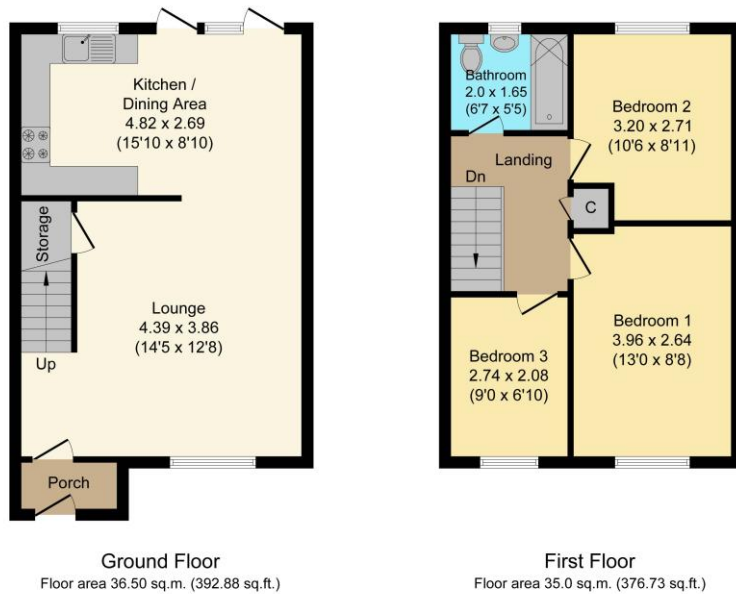
Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £950-£975. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.



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Total floor area: 71.50 sq.m. (769.61 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		
69-80	C		79 C
55-68	D	66 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/spinning.darkest.processes>

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, continue straight across onto Bear Street as it merges onto Goodleigh Road. Stay on this road and proceed through the hamlets of Snapper and Chelfham following the River Yeo on your left hand side. Upon reaching the village of Bratton Fleming, take the second left hand turning onto Furze Park Road. Follow this road round and Homer Close will be found on your left hand side. Number 25 will be located within a row of terraced homes 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 & 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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