



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Kensington Close  
Barnstaple  
Devon  
EX31 3FN

**Guide Price: £280,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

1 Kensington Close, Barnstaple, Devon, EX31 3FN



## A SPACIOUS LINK-DETACHED HOME WITH A GENEROUS GARDEN & GARAGE

- 3 Bedrooms
- Bright, modern Kitchen
- Spacious Living / Dining Room with double doors opening to the garden
- Well-presented upstairs Bathroom & downstairs Cloakroom
- Generous rear garden with paved patio & lawn
  - Private driveway & Single Garage
  - No onward chain – ready to move in



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.

Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

1 Kensington Close, Barnstaple, Devon, EX31 3FN

## Changing Lifestyles

Located in a popular residential area of Barnstaple, this well-presented 3 Bedroom link-detached property is offered to the market for sale with no onward chain, making it an excellent opportunity for first time buyers or buy-to-let investors.

The ground floor comprises a bright Kitchen and a spacious Living / Dining Room, ideal for modern living and entertaining. Double doors from the Living / Dining Room lead out to the rear garden, while a handy understairs storage cupboard and a downstairs Cloakroom add practicality.

Upstairs, there are 3 Bedrooms (2 doubles and a single) plus a well-presented Family Bathroom with a WC, wash hand basin and panelled bath with shower over.

Externally, the home includes a private driveway and Single Garage, with a generous rear garden featuring a paved patio and lawned area, perfect for relaxing or entertaining.

This property offers a modern layout, practical features and a convenient location, making it an ideal purchase.

### Council Tax Band

C - North Devon Council

### Estimated Rental Income

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,100. 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.



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

1 Kensington Close, Barnstaple, Devon, EX31 3FN



Total floor area: 83.60 sq.m. (899.86 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		86 B
69-80	C	75 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/liver.affair.party>

From our Barnstaple Office, head south on Boutport Street towards Queen Street. Take Queen Street to Belle Meadow Road / A3125. At the roundabout, take the second exit, staying on Belle Meadow Road, and take the third exit at the next roundabout. Follow onto Bickington Road at the next roundabout, before taking the first exit at the next roundabout, keeping on the A3125. Follow onto Gratton Way, and then turn right onto Old Torrington Road. Follow the road down, before turning right into Kensington Close to where number 1 will be found on your left hand side with a numberplate and For Sale Board.

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.

Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com