



Bond
Oxborough
Phillips

Changing Lifestyles

76 Hughes Avenue
Barnstaple
Devon
EX32 9LW

Guide Price: £260,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

76 Hughes Avenue, Barnstaple, Devon, EX32 9LW

A LINK-DETACHED HOME LOCATED IN A PEACEFUL CUL-DE-SAC



- 3 Bedrooms
- Living / Dining Room with door to rear garden
- Modern Kitchen
- Family Bathroom
- Garage & driveway parking
- Generous south-facing garden
- Newly fenced boundary for added privacy & security



The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

Barnstaple Town Centre is within easy driving distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

76 Hughes Avenue, Barnstaple, Devon, EX32 9LW

Changing Lifestyles

Situated in a quiet cul-de-sac within the sought after Newport area of Barnstaple, this 3 Bedroom link-detached home benefits from a Garage, off-street parking and a generous south-facing garden.

An Entrance Hall greets you on arrival, providing access to all principal rooms and stairs leading to the first floor.

To the left of the entrance, the Kitchen boasts a modern design, featuring a 1.5 bowl sink set into stylish worktops with matching base and wall units. It also includes plumbing for a washing machine, an integrated fridge / freezer, an integrated dishwasher and a built-in 4-ring electric hob with an oven beneath and an extractor above.

Upstairs, there are 2 double Bedrooms, a single Bedroom and a Family Bathroom comprising a WC, wash hand basin and panelled bath with an overhead shower.

At the front, the property offers a Garage, off-street parking and convenient pedestrian access to the rear garden. The tiered, south-facing garden features a paved patio area, abundant space for pots and plants, and fertile soil ideal for growing fruit and vegetables. A side door provides direct access from the garden to the garage. The current owners have recently invested significantly in refencing the boundary.

Council Tax Band

C - North Devon Council



Changing Lifestyles

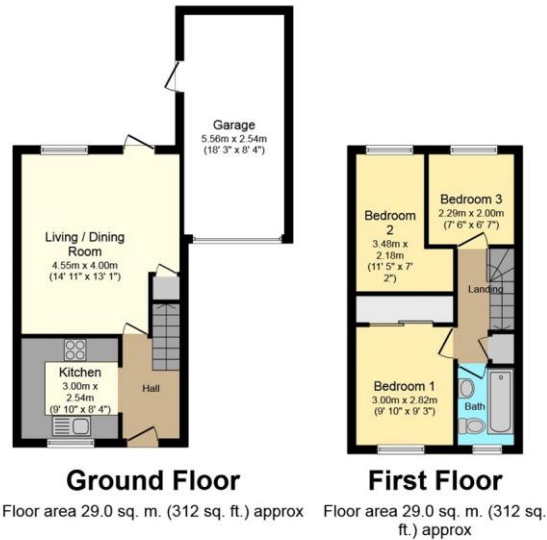
01271 371 234
barnstaple@bopproperty.com

76 Hughes Avenue, Barnstaple, Devon, EX32 9LW



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.



Total floor area 58.0 sq. m. (624 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBlox

| 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/vibrate.hurry.novel>

From Barbican Road, continue out of town turning left at the roundabout onto Victoria Road. Follow this road towards Eastern Avenue and upon reaching the roundabout, turn right onto Hollowtree Road. Follow this road taking the third left hand turning into Hughes Avenue. Number 76 will be found after a short distance on your left 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.

Changing Lifestyles

01271 371 234
barnstaple@boproperty.com