



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Kingsley Avenue  
Barnstaple  
Devon  
EX32 7AJ

**Guide Price: £200,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

23 Kingsley Avenue, Barnstaple, Devon, EX32 7AJ



A SPACIOUS PROPERTY WITH A DOUBLE GARAGE & EXCELLENT POTENTIAL TO MODERNISE

- 3 Bedrooms
- 2 spacious Reception Rooms
- Fitted Kitchen
- Useful Cellar
- Gas central heating & UPVC double glazing
- Low-maintenance rear garden enjoying a sunny aspect
- Double Garage accessed via a vehicular lane
- No onward chain



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## Changing Lifestyles

**This charming three bedroom mid-terrace home is perfectly positioned in the highly desirable area of Yeo Vale, offering an ideal combination of space, potential, and convenience. Boasting gas central heating and UPVC double glazing throughout, the property presents a wonderful opportunity for modernisation, allowing buyers to create a home that truly reflects their own style and taste.**

**Offered for sale with no onward chain, this property also provides the potential for a loft conversion, subject to the necessary planning consents, further enhancing its appeal.**

**The ground floor accommodation features 2 spacious Reception Rooms - ideal for flexible living and dining arrangements, alongside a fitted Kitchen. Additionally, a useful Cellar offers extra storage space or could be adapted to suit a variety of purposes.**

**Upstairs, there are 2 generously sized double Bedrooms, a single Bedroom and a Bathroom, providing comfortable accommodation for families or those working from home.**

**Externally, the property enjoys a low-maintenance rear garden with a sunny aspect - perfect for relaxing or entertaining outdoors. To the rear, a Double Garage accessed via a vehicular lane offers excellent parking and storage options, adding further practicality to this delightful home.**

### **Agents Note:**

Bond Oxborough Phillips have incorporated the use of virtual furniture in the living / dining room and master bedroom to allow any prospective buyers to envisage how they could potentially dress this room.

### **Council Tax Band**

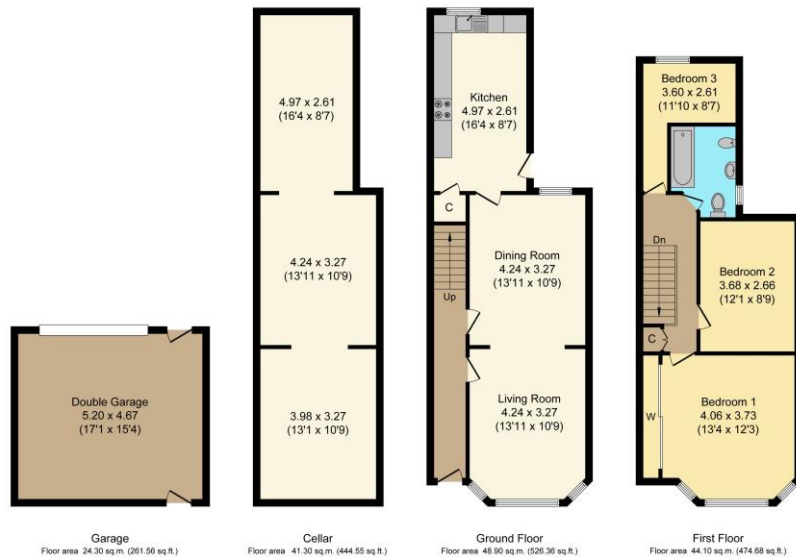
B - North Devon Council



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Total floor area: 158.60 sq.m. (1707.15 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	60 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/live.pizza.fear>

From our Office on Boutport Street proceed onto Bear Street. Turn left onto Bicton Street. Proceed through the roundabout. Turn right onto Derby Road. Turn left onto St George's Road. Turn left into Kingsley Avenue. The property will be found on your right hand side with a numberplate clearly displayed.

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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