



Bond
Oxborough
Phillips

Changing Lifestyles

14 Stroat Park
Barnstaple
Devon
EX32 8PT

Guide Price: £219,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

14 Stoa Park, Barnstaple, Devon, EX32 8PT

A STYLISH SEMI-DETACHED HOME WITH PARKING FOR 3 VEHICLES



- 2 Bedrooms
- Bright & airy Living Room
- Spacious & practical Kitchen / Breakfast Room for everyday use & entertaining
- Modern 3-piece Bathroom
- Low-maintenance rear garden with sizeable storage shed
- Driveway parking for 3 vehicles



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This well-presented 2 Bedroom semi-detached house is situated in a highly desirable residential area on the outskirts of Barnstaple, offering an ideal opportunity for first time buyers and investors alike. Carefully designed and stylishly finished, the property combines comfort with practicality.

On the ground floor, a bright and welcoming Living Room filled with natural light leads seamlessly into a the fitted Kitchen / Breakfast Room – perfect for everyday living and entertaining.

The rear garden provides a versatile outdoor space, ideal for relaxing, dining or socialising, with plenty of room to enjoy the open air. There is a sizeable outside storage shed with power and lighting connected.

Upstairs, the Main Bedroom benefits from built-in storage, while the second double Bedroom offers flexibility as a guest room or home office. A contemporary 3-piece Bathroom completes the first floor accommodation.

Additional advantages include off-street driveway parking for 3 vehicles.

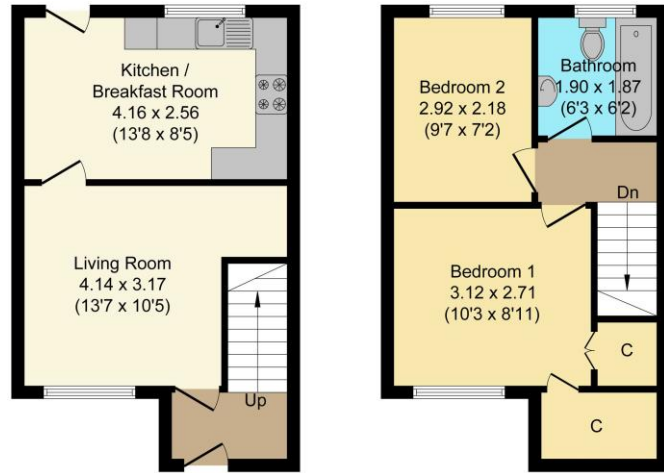
Council Tax Band

B - North Devon Council

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Ground Floor
Area 26.40 sq.m.
(284.16 sq.ft.)

First Floor
Area 26.40 sq.m.
(284.16 sq.ft.)

Total floor area: 52.80 sq.m. (568.32 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



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		
55-68	D	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/idealistsmultiplesgoes>

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. Take the first left hand turning and follow the road to where you will find 14 Stoat Park 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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