



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

27 Coppice Gate  
Barnstaple  
Devon  
EX32 9PD

**Offers In Excess Of: £400,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

27 Coppice Gate, Barnstaple, Devon, EX32 9PD

A WELL-PRESENTED FAMILY HOME OFFERING SPACIOUS & VERSATILE ACCOMMODATION



- 4 Bedrooms (1 Ensuite)
- Bright & comfortable Lounge / Dining Room
- Modern fitted Kitchen & separate Utility Room
- Conservatory opening onto the rear garden
  - Garage & private driveway parking
- Attractive, enclosed & well-maintained rear garden
  - A superb family home offering flexible accommodation, well-maintained gardens & a desirable outlook



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## Overview

**This well-presented 4 Bedroom family home offers spacious and versatile accommodation throughout, ideally suited to modern living.**

**The property is entered via a welcoming Reception Hall with stairs rising to the first floor landing and useful understairs storage. To the front, the Lounge / Dining Room provides a bright and comfortable living space.**

**To the rear, the modern fitted Kitchen is well-equipped with a range of base and wall units, an integrated dishwasher and ample work surface space, along with a range cooker (included in the sale) and provision for freestanding appliances. A breakfast bar adds to the practicality, making it an ideal space for both everyday living and entertaining. The kitchen overlooks the rear garden and leads through to a large Conservatory, with a vaulted glazed roof and French doors opening onto the patio - a lovely spot for both dining and relaxing.**

**A separate Utility Room offers additional storage, appliance space and plumbing for a washing machine, along with access to the side of the property. A convenient ground floor Cloakroom completes the downstairs accommodation.**

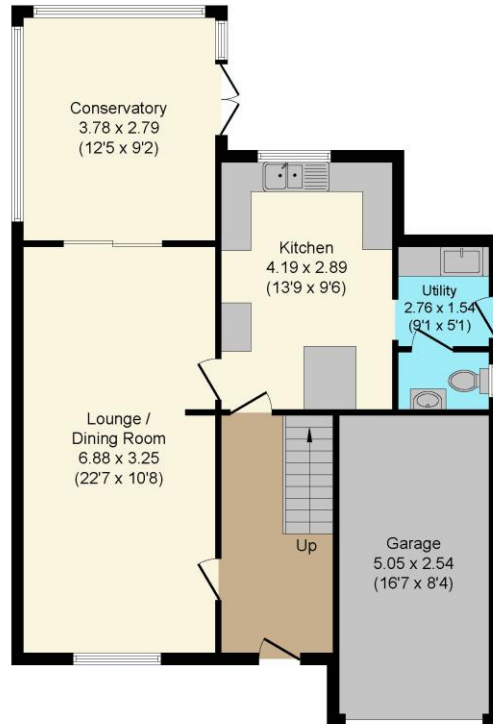
**To the first floor, the Principal Bedroom benefits from a modern Ensuite Shower Room. There are 3 further well-proportioned Bedrooms, including a particularly versatile third bedroom with a walk-in wardrobe which offers potential to be reconfigured as a study area or en-suite if desired. The remaining bedrooms to the rear enjoy attractive views towards open fields. A Family Bathroom serves the additional bedrooms and is fitted with a white suite and shower over the bath.**

**Externally, the property occupies a pleasant plot with a private driveway to the front leading to a Garage with power and lighting. The rear garden is fully enclosed and has been attractively landscaped, featuring a large patio, a lawned area and well-stocked flower and shrub borders. A summerhouse provides an additional outdoor retreat, while a gravelled area to the side offers useful storage space.**

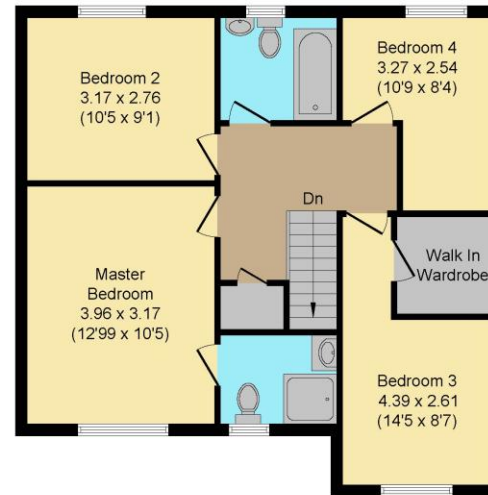
**Overall, this is a superb family home offering flexible accommodation, well-maintained gardens and a desirable outlook, and early viewing is highly recommended.**

### Council Tax Band

E - North Devon Council



Ground Floor  
Floor area 73.70 sq.m. (793.30 sq.ft.)



First Floor  
Floor area 56.80 sq.m. (611.39 sq.ft.)

Total floor area: 130.50 sq.m. (1404.69 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.





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## Area Information

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.

## Directions

From Barnstaple Town Centre, continue towards Newport along Newport Road. Proceed through the traffic lights onto Landkey Road. Take the left hand turning onto St. Johns Lane. After a short distance, turn right into Fairacre Avenue. Take the second left hand turning into Coppice Gate to where number 27 will be located on your left hand side with a numberplate and For Sale sign 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 and 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 available 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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## We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

### 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	