



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

13 Kingsley Avenue  
Barnstaple  
Devon  
EX32 7AJ

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

13 Kingsley Avenue, Barnstaple, Devon, EX32 7AJ

A BEAUTIFULLY PRESENTED FAMILY HOME CLOSE TO BARNSTAPLE TOWN CENTRE



- 3 Bedrooms

- Bay-fronted Living / Dining Room enjoying plenty of natural light

- Stylish galley Kitchen

- Rear Porch providing a useful utility & storage space

- Ground floor Shower Room & First floor WC

- Fully enclosed, sunny rear garden

- Highly versatile basement fitted with radiators - ideal as a hobby room, workshop or gym

- Single Garage



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## Changing Lifestyles

Positioned within easy reach of Barnstaple Town Centre, 13 Kingsley Avenue is a beautifully presented 3 Bedroom family home offering generous living accommodation, a versatile basement space and the convenience of excellent nearby amenities and transport links. Tastefully decorated by the current owners, the property blends attractive contemporary styling with the character and proportions expected from a home of this era, creating a superb move-in ready opportunity.

The accommodation is introduced via an inviting Entrance Porch and Hallway, providing a practical everyday space for coats and shoes. To the front of the property, the bay-fronted Living Room enjoys plenty of natural light and flows seamlessly into the Dining Room, creating a sociable open-plan living environment ideally suited to both family life and entertaining.

The stylish galley Kitchen is a particular feature of the home, fitted with a range of contemporary units, ample work surface space and eye-catching geometric tiling that beautifully complements the character of the property. A light Rear Porch positioned between the kitchen and garden provides useful utility and additional storage space, whilst a ground floor Shower Room adds further practicality.

To the first floor are 3 well-proportioned Bedrooms. The principal bedroom is situated to the front elevation and benefits from built-in storage together with a fitted shower cubicle. Bedrooms 2 and 3 are both comfortable double rooms, offering flexibility for those seeking space for home working or guest accommodation. A separate first floor WC completes the accommodation.

Externally, the property enjoys an enclosed rear patio garden designed for ease of maintenance and perfectly positioned to enjoy sunshine throughout the day. The garden also provides access to the highly versatile basement space, fitted with radiators and ideal for a variety of uses including a hobby room, workshop, gym or additional storage. The basement can also be accessed directly from the ground floor. A Single Garage with up-and-over door is accessed via the rear service lane.

Combining space, versatility and convenience in equal measure, this attractive home is ideally suited to families, first time buyers and those looking to enjoy easy access to Barnstaple's excellent range of shops, schools and transport connections.

### Council Tax Band

B - North Devon Council



Changing Lifestyles

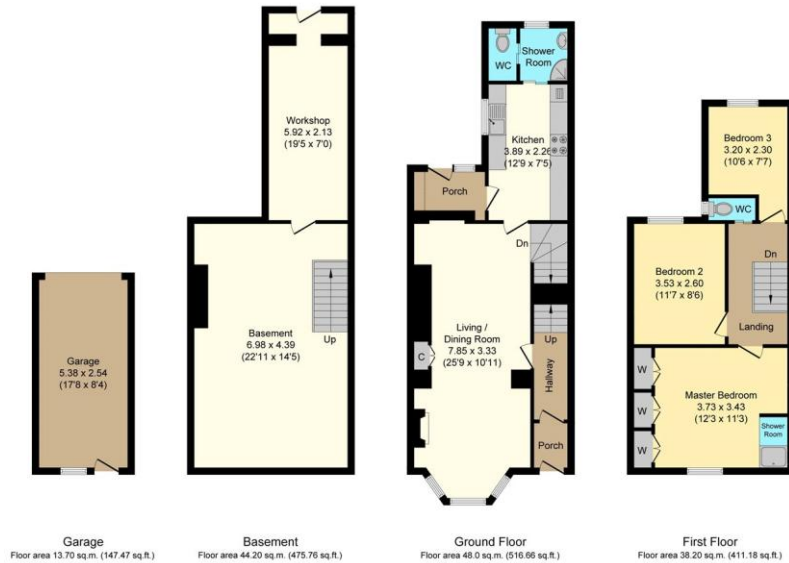
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## Have a property to sell or let?

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: 144.1 sq.m. (1551.07 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

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 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.

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