



Bond
Oxborough
Phillips

Changing Lifestyles

5 Speedwell Close
Barnstaple
Devon
EX32 8PY

Asking Price: £200,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

5 Speedwell Close, Barnstaple, Devon, EX32 8PY

A SEMI-DETACHED HOME WITH A GENEROUS, SOUTH-WEST FACING GARDEN



- 2 Bedrooms

- Light, welcoming & naturally sociable Sitting Room

- Kitchen - the true hub of the home

- South-west facing rear garden being generous in size & offering space to entertain, garden & relax

- Popular Whiddon Valley location

- Communal parking

- No onward chain



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.

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Situated within the ever-popular Whiddon Valley area, this 2 Bedroom semi-detached home combines practical living with a generously sized south-west facing garden – a true standout feature.

The accommodation has been arranged with day-to-day living in mind. The Sitting Room is light, welcoming and naturally sociable, centred around a wall-mounted Valor gas fire and benefiting from useful understairs storage. From here, the home flows effortlessly into the Kitchen, creating a connected living space where family life naturally unfolds.

As with many great homes, the Kitchen is the true hub. Offering ample cupboard storage, space for appliances and room for a dining table, it is a space designed as much for conversation as it is for cooking. A Rear Porch provides a practical link to the outside space.

The south-west facing garden is a genuine rarity for homes in this location. Generous in size and enjoying sunshine throughout the afternoon and evening, it offers space to entertain, garden, relax or simply enjoy having room to breathe. A patio area provides the perfect setting for outdoor dining, whilst side access adds further convenience.

Upstairs, the Principal Bedroom is a particularly impressive space. A generous double room with dual-aspect windows, it enjoys an abundance of natural light and benefits from a built-in wardrobe. The Second Bedroom provides versatility as a guest room, nursery or home office. Completing the accommodation is the Bathroom, fitted with a panelled bath with shower over, wash basin, WC and an airing cupboard housing the hot water tank.

With residents' parking to the front and the advantage of no onward chain, this home represents an excellent opportunity for first time buyers, downsizers and buy-to-let investors alike. Properties offering this combination of position, potential and outdoor space are seldom available for long.

Council Tax Band

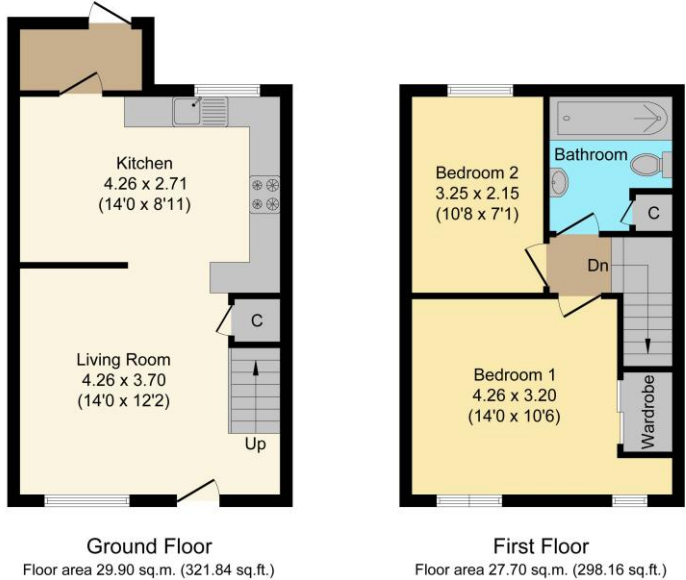
B - North Devon Council



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Total floor area: 57.60 sq.m. (620.0 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	70 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/measuring.footsteps.bespoke>

From our office on Boutport Street, head northwest towards the Town Square. At the roundabout, take the second exit onto Bear Street. Continue straight to the next roundabout and take the third exit onto South Street. Follow South Street as it curves left, then turn right onto Ashleigh Road. At the mini roundabout, take the first exit onto Southfields Road. Continue along Southfields Road and at the next roundabout, take the second exit onto Old Torrington Road. Proceed until you reach the junction with Victoria Road and turn left. Follow Victoria Road, then take the first left into Speedwell Close. Then take the next left hand turning to where you will find communal parking and number 5 located in front of you.

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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