



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Kingsley Avenue  
Barnstaple  
Devon  
EX32 7AJ

**Guide Price: £250,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

5 Kingsley Avenue, Barnstaple, Devon, EX32 7AJ

## A SPACIOUS MID-TERRACE PROPERTY WITH GARAGE



- 3 Bedrooms

- Presented in good condition but could do with some modernisation throughout
- Scope for extension into the loft space or at the rear of the property, subject to pp
  - Open-plan, dual aspect Lounge / Diner
- Fitted Kitchen, Conservatory & Shower Room
  - First Floor Cloakroom
- Low-maintenance, sunny aspect rear patio garden
  - Single Garage
  - 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 in the sought after location of Yeo Vale is this spacious 3 Bedroom mid-terrace property which is presented in good condition but could do with some modernisation throughout.**

**The property, which is offered for sale with no onward chain, offers scope for extension into the loft space or at the rear of the property, subject to the necessary planning consents and comprises an open-plan, dual aspect Lounge / Diner, a fitted Kitchen, a Conservatory and Shower Room on the Ground Floor with 2 good size double Bedrooms, a single Bedroom and a Cloakroom on the First Floor.**

**There is a low-maintenance, sunny aspect patio at the rear of the property and a Single Garage can be accessed via a vehicular lane.**

### **Entrance Hall**

UPVC double glazed entrance door. Carpeted stairs to First Floor. Radiator, power points, consumer unit, utility meters.

### **Lounge / Diner - 26'7" x 10'10" (8.1m x 3.3m)**

A spacious and light, dual aspect room with UPVC double glazed bay window to front elevation and UPVC double glazed window to Conservatory. Feature fireplace housing gas fire. Built-in understairs storage cupboard. 2 radiators, power points, TV point, fitted carpet.

### **Kitchen - 13'2" x 7'4" (4.01m x 2.24m)**

Fitted Kitchen with matching wall and floor units and inset stainless steel sink and drainer. Built-in 4-ring electric hob with extractor hood over, built-in eye level oven. Space and plumbing for washing machine and dishwasher. Space for appliances. Radiator, power points. UPVC double glazed window and door to Conservatory.

### **Shower Room - 7'9" x 5'6" (2.36m x 1.68m)**

3-piece suite comprising corner shower enclosure with electric shower, WC and hand basin with tiled splash-backing. Radiator, extractor fan, Dimplex wall mounted heater, fitted carpet. UPVC double glazed window to rear elevation.

### **Conservatory - 12'4" x 6'8" (3.76m x 2.03m)**

UPVC double glazed windows and door opening to the patio garden. Polycarbonate roof, fitted carpet.

### **First Floor Landing**

A split-level landing. Built-in storage cupboard. Power points.

### **Bedroom 1 - 14'4" x 11'9" (4.37m x 3.58m)**

A spacious and light double Bedroom with 2 UPVC double glazed windows to front elevation. Radiator, power points, TV point, fitted carpet.

### **Bedroom 2 - 11'7" x 8'5" (3.53m x 2.57m)**

A light and well-proportioned double Bedroom with UPVC double glazed window to rear elevation overlooking the courtyard garden. Radiator, power points, fitted carpet.

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### **Bedroom 3 - 9'11" x 7'4" (3.02m x 2.24m)**

A large single Bedroom with UPVC double glazed window to rear elevation overlooking the courtyard garden. Built-in cupboard housing gas fired combination boiler. Radiator, power points, fitted carpet.

### **Cloakroom**

WC and hand basin. Hatch access to loft space.

### **Garage - 21'2" x 9'11" (6.45m x 3.02m)**

A Single Garage with up and over door. Power and light connected. Useful overhead storage. UPVC double glazed window and UPVC double glazed pedestrian door to rear courtyard garden.

### **Outside**

To the front of the property is a low-maintenance patio garden. There is residents on-street permit parking available.

The low-maintenance, rear patio garden enjoys a sunny aspect. There is pedestrian gated access to the vehicular lane which gives access to the Garage.

### **Council Tax Band**

B - North Devon Council

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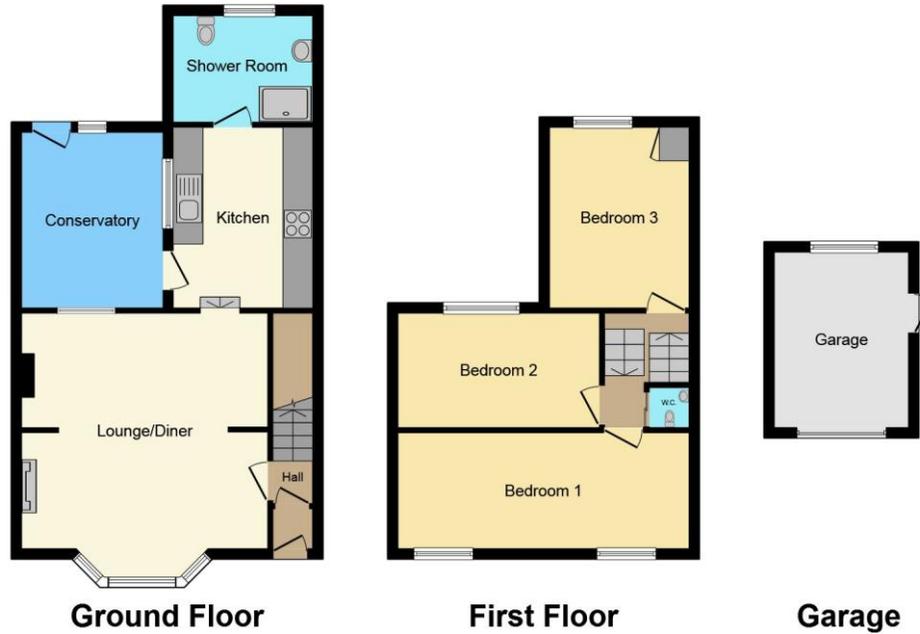
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## Have a property to sell or let?

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

### 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 on your left hand side with a numberplate clearly displayed.

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