



Bond
Oxborough
Phillips

Changing Lifestyles

Caradon
Burlington Grove
Barnstaple
Devon
EX32 9BU

Guide Price: £389,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Caradon, Burlington Grove, Barnstaple, Devon, EX32 9BU

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE



- 3-4 Bedrooms (1 located on the Ground Floor)
(2 En-suite)
 - Upstairs modern Bathroom
- Versatile Study / Office / small fourth Bedroom
 - Bright & airy triple-aspect Lounge
- Garden / Sun Room opening to the garden
 - Fitted Kitchen & outside Utility
 - Private, sun-soaked garden
- Single Garage & off-street parking



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Overview

Located in the sought after area of Newport is this beautifully presented 3-4 Bedroom semi-detached house which offers a spacious and versatile living environment, perfect for a growing family or those seeking a flexible home layout.

The property boasts 3 generous double Bedrooms, with one conveniently located on the Ground Floor, complete with an En-suite Shower Room. Upstairs, 2 light-filled double Bedrooms feature ample fitted storage, and the Main Bedroom enjoys the added benefit of an En-suite. To complement upstairs is a modern Bathroom with 3-piece suite adding to the convenience of this well-designed home.

The Ground Floor is further enhanced by a versatile Study / Office, which can potentially serve as a small fourth Bedroom if needed. The heart of the home is a bright and airy triple-aspect Lounge, perfect for relaxation and entertaining. Adjacent to the Lounge, the Garden / Sun Room, currently used as a Dining Room, provides seamless access to the low-maintenance garden, ideal for enjoying meals or simply unwinding. The fitted Kitchen, with parquet flooring, has space and plumbing for a dishwasher and free-standing white goods whilst a handy block-built outside Utility has space for additional white goods and houses the newly installed boiler.

Outside, the garden is a private, sun-soaked retreat with space for potted plants and alfresco dining, creating a mini oasis for outdoor enjoyment. The property also benefits from side gated access, a Single Garage with power and light connected, and off-street parking for a couple of vehicles, ensuring practicality meets comfort in this delightful home.

Agent Note

The property benefits from having a new boiler recently installed.

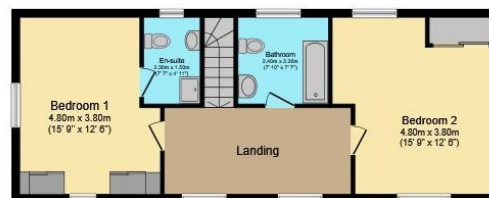
Council Tax Band

D - North Devon Council



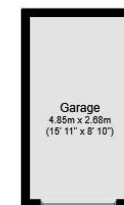
Ground Floor

Floor area 86.6 m² (932 sq.ft.)



First Floor

Floor area 59.2 m² (637 sq.ft.)



Garage

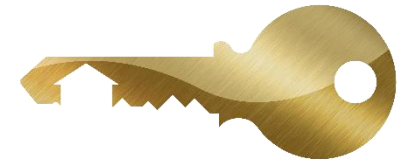
Floor area
13.0 m² (140
sq.ft.)

TOTAL: 158.7 m² (1,709 sq.ft.)

This floor plan is for illustrative purposes 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



Caradon, Burlington Grove, Barnstaple, Devon, EX32 9BU



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Caradon, Burlington Grove, Barnstaple, Devon, EX32 9BU



Area Information

The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

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

Directions to this property can be easily found by using What3words: <https://w3w.co/mint.statue.worry>

From our Office on Boutport Street, proceed up Bear Street turning right at the traffic lights onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road. At the next roundabout, take the second exit onto Hollowtree Road. At the traffic lights, turn left onto Landkey Road. Take the third right hand turning on to Burlington Grove, Caradon will be found a short distance on the right hand side with name plate and for sale board 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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

<Property.ExtrasField.GetExtra("pSituation", "")>

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

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	