



Bond
Oxborough
Phillips

Changing Lifestyles

7 Cherry Grove
Barnstaple
Devon
EX32 9EU

Offers In Excess Of: £400,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

7 Cherry Grove, Barnstaple, Devon, EX32 9EU

A LOVELY SEMI-DETACHED BUNGALOW WITH A CONSERVATORY



- 4 Bedrooms

- Large, inviting Lounge - perfect for relaxation
- Dining Room connected to the modern Kitchen
- Conservatory enjoying beautiful views of the garden
 - Well-appointed Bathroom with 4-piece
- Corner plot location with Garage & parking
- Low-maintenance paved & gated front garden
 - Private rear garden primarily laid to lawn
- Located with easy access to public transport, local amenities & nearby schools



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Overview

We are pleased to present this neutrally decorated, semi-detached bungalow, now available for sale in the highly sought after Newport area. This spacious and well-maintained property is ideal for families looking for a comfortable and sizable home.

Inside, you'll find 3 generously sized Reception Rooms and a modern Kitchen. The first Reception Room serves as a large, inviting Lounge, perfect for relaxation. The second room functions as a Dining Room, seamlessly connected to the Kitchen, making it an ideal space for entertaining. The third Reception Room is a Conservatory that offers beautiful views of the garden and direct access to a thoughtfully landscaped outdoor space. The Kitchen is equipped with modern appliances, ready to meet all your culinary needs.

The property features 4 tastefully decorated Bedrooms. All Bedrooms are of a double size (with the Master Bedroom including built-in wardrobes). Two of the Bedrooms are conveniently located on the Ground Floor, with the other two upstairs.

A well-appointed Bathroom with a 4-piece suite is also included, catering to all your needs.

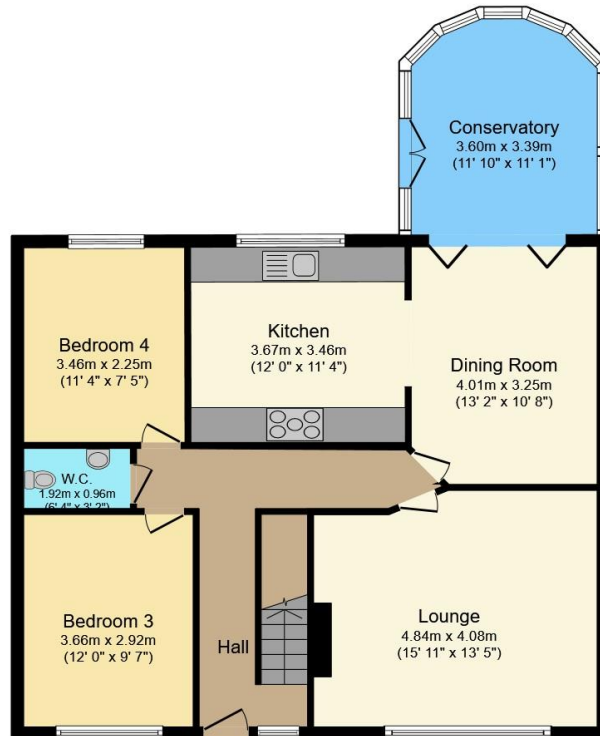
The outdoor space is a true highlight of this property. Situated on a corner plot, it features a low-maintenance paved and gated front garden, as well as a private rear garden. The rear garden, primarily laid to lawn, includes a decking area, perfect for outdoor dining, along with a Garage and off-road parking.

This property is ideally located with easy access to public transport, local amenities and nearby schools, making it perfect for family living.

This exceptional home offers a unique blend of space, charm and potential in a prime location. Don't miss the chance to make it your own.

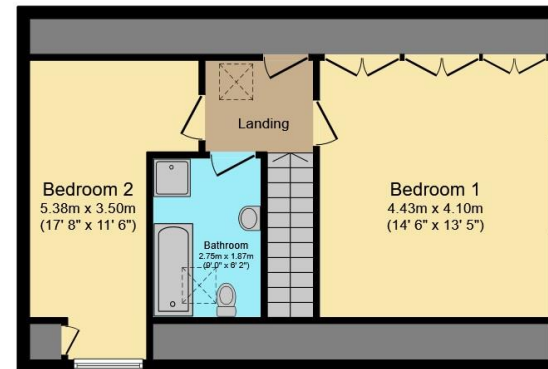
Council Tax Band

D - North Devon Council



Ground Floor

Floor area 93.4 m² (1,005 sq.ft.)



First Floor

Floor area 42.6 m² (459 sq.ft.)

TOTAL: 136.0 m² (1,463 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



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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 is within easy driving distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

Directions

From Barnstaple Town Centre head out of town towards Newport. Continue along Newport Road and upon reaching the traffic lights, turn right onto South Street. Continue for a short distance taking the first left hand turning onto Rumsam Road. Continue towards the end of the road taking the left hand turning into Rumsam Gardens. Follow the road around to your right and then take the next right hand turning into Cherry Grove to where number 7 will be located on the corner with a numberplate 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.

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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

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		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	