



Bond
Oxborough
Phillips

Changing Lifestyles

7 Cherry Grove
Barnstaple
Devon
EX32 9EU

Guide Price: £389,000 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 generously sized double Bedrooms (2 located on the Ground Floor)
- 3 Reception Rooms including a bright Conservatory
- Modern, fully equipped Kitchen flowing into the Dining Area
 - Stylish 4-piece Family Bathroom
- Generous corner plot in a desirable location
- Low-maintenance front garden & private rear garden with decking
 - Garage & off-road parking



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Overview

Bond Oxborough Phillips are delighted to present this beautifully maintained and neutrally decorated 4 Bedroom semi-detached bungalow. Set on a generous corner plot in the highly desirable area of Newport, this spacious home is perfect for families seeking both comfort and versatility.

Step inside to discover three well-designed reception areas. The inviting Lounge offers a relaxing space for everyday living, while the separate Dining Room (flowing seamlessly into the modern, fully equipped Kitchen) creates the perfect setting for entertaining. At the rear, a light-filled Conservatory opens directly onto the garden, offering privacy and a wonderful connection to the outdoors.

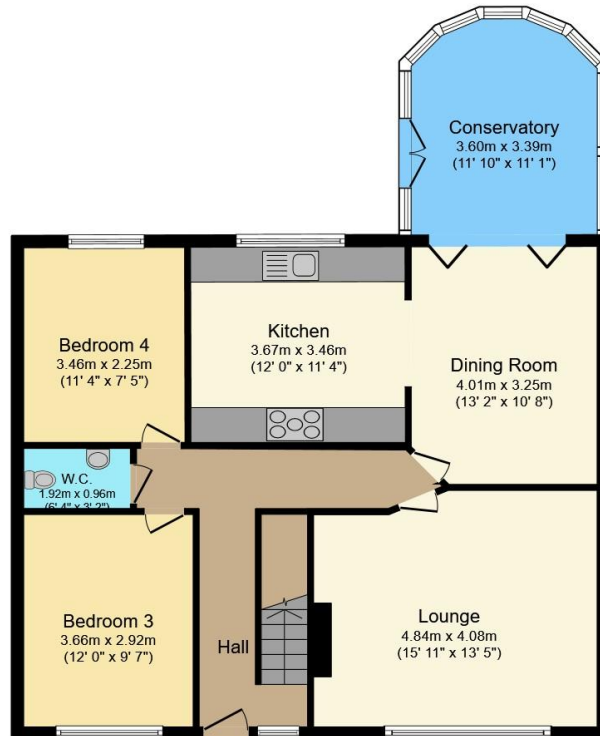
The home continues to impress with four generously sized double Bedrooms (two conveniently located on the ground floor). The Master Bedroom includes built-in wardrobes, providing ample storage without compromising space. A stylish 4-piece Family Bathroom completes the interior, blending function with comfort.

Outside, the home truly shines. The low-maintenance front garden is gated and paved, while the private rear garden features a lush lawn, raised decking for outdoor dining, and access to a Garage with off-road parking - everything you need for modern family living.

Located close to public transport links, reputable schools and local amenities, this home offers the perfect blend of space, location and lifestyle. Call 01271 371 234 to arrange a viewing today!

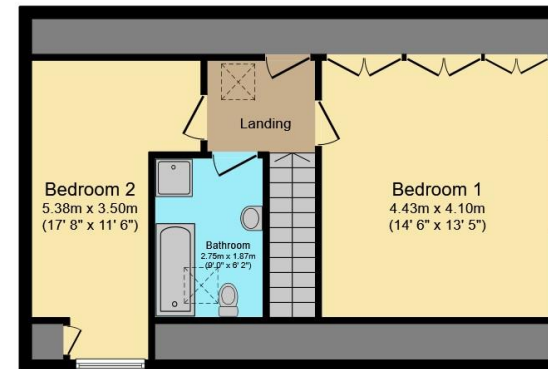
Council Tax Band

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...

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EX31 1SY

Tel: 01271 371 234

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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.

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	