



Bond
Oxborough
Phillips

Changing Lifestyles

Tremel
Ashleigh Crescent
Barnstaple
Devon
EX32 8LA

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Tremel, Ashleigh Crescent, Barnstaple, Devon, EX32 8LA

A CHARMING DETACHED BUNGALOW



- 3 Bedrooms
- Light & spacious Lounge
- Functional Kitchen
- Bathroom with traditional 3-piece suite
- Garage & ample off-road parking
- Established front garden
- Beautiful, private rear garden enjoying delightful views over Barnstaple Town Centre
- Located in a prime area with excellent access to public transport links, nearby schools & local amenities
- This property offers the perfect blend of convenience & tranquillity
- 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.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Tremel, Ashleigh Crescent, Barnstaple, Devon, EX32 8LA

Changing Lifestyles

We are delighted to present this charming 3 Bedroom detached bungalow to the market. Located in a prime area with excellent access to public transport links, nearby schools, local amenities and a strong local community, this property offers the perfect blend of convenience and tranquillity.

The property is in good condition, ready for you to move in and make it your own. It comprises 3 well-proportioned Bedrooms, a spacious Lounge and a functional Kitchen. The Master Bedroom benefits from built-in wardrobes, and along with the second Bedroom, is of a double size while the third Bedroom is a single room. The Bathroom is equipped with a traditional 3-piece suite.

One of the standout features of this bungalow is the Lounge. With sliding doors and a light and spacious layout, it provides a welcoming space for relaxation or entertaining guests. The Kitchen is well-equipped to cater to all your culinary needs.

Externally, the property boasts a Garage and ample off-road parking for several vehicles. An established garden to the front and a beautiful private garden to the rear offer a bounty of outdoor space. The rear garden, in particular, enjoys delightful views over Barnstaple Town Centre, adding to the overall appeal of this home.

This property is offered for sale with no onward chain, making it an even more attractive proposition. Whether you're a family looking for your next home or an investor seeking a promising opportunity, this 3 Bedroom bungalow could be just what you're looking for.

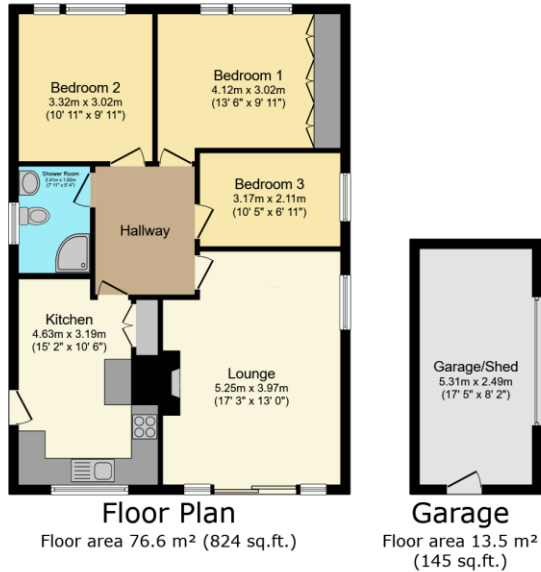
Council Tax Band

C - North Devon Council



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com



TOTAL: 90.1 m² (970 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

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+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From our Office on Boutport Street continue along Bear Street. Upon reaching the traffic lights, take the right hand turning. Upon reaching the roundabout, turn left. After a short distance, turn left again with the bowling green on your left hand side. Bear right and then turn left onto Barbican Lane. After a short distance, turn left into Ashleigh Crescent and continue towards the top where Tremel will be located on your right hand side in the corner with a For Sale sign and name plate 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 & 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.