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Changing Lifestyles

46A Silverwood Heights
Barnstaple
Devon
EX32 7RJ

Guide Price: £215,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

46A Silverwood Heights, Barnstaple, Devon, EX32 7RJ

A PURPOSE-BUILT FIRST FLOOR FREEHOLD FLAT



- 2 Bedrooms

- Bright & functional open-plan Kitchen / Diner / Lounge with French doors opening onto the south-facing garden
- Modern 3-piece Shower Room
- Driveway parking
- Converted Garage / Studio with Shower Room
- South-facing rear garden arranged over tiers & laid to patio, composite decking & lawn
- This property is a must see to appreciate what is on offer



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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This purpose-built First Floor Freehold flat features 2 spacious double Bedrooms, driveway parking and a converted Garage / Studio.

The property opens into an inviting Entrance Hall with room for freestanding furniture. The open-plan Kitchen / Diner / Lounge area is bright and functional, offering a fitted Kitchen with plumbing for a washing machine and ample space for a dining table and chairs. French doors in the Lounge lead out to the south-facing garden and patio area.

The Main Bedroom is generously sized and boasts views over open fields and countryside through 2 front-facing windows. The second Bedroom is well-proportioned with views of the garden. Both Bedrooms share a modern 3-piece Shower Room.

The converted Garage provides valuable extra living or storage space and functions as a Home Office / Studio, complete with kitchen units, a sink and a separate shower room.

Outside, there is driveway parking and side gated access to the south-facing rear garden. The garden is arranged over 4 tiers. The lower level is a low-maintenance patio and composite decking area while the upper levels are laid to lawn with mature trees, shrubs and flower beds.

This Freehold property is a must see to appreciate what is on offer.

Council Tax Band

B - North Devon Council

Agents Note

The Buildings Insurance premium for this block is shared equally between the 4 flats within in it.



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TOTAL: 78.2 m² (842 sq.ft.)

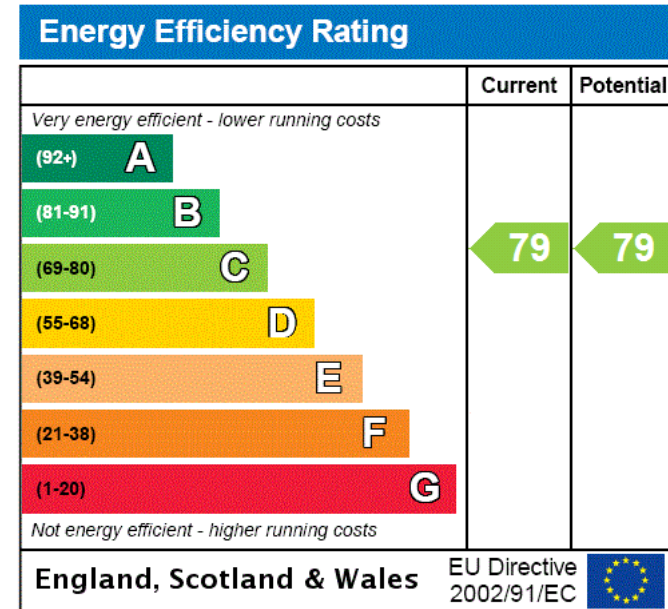
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Directions

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, turn left onto Alexandra Road. At the roundabout, take the fourth exit onto Derby Road. At the traffic lights, turn left onto St George's Road. Continue for a short distance and turn right (just before Co-op) onto Heppenstall Road. Bear right into Long Meadow Drive. Turn right to stay on Long Meadow Drive and continue to the top of the road entering Silverwood Heights. Continue along Silverwood Heights taking the right hand turning to where number 46a will be found on your right hand side with a numberplate clearly displayed. A representative from BOP will meet you at the front door.

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.



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.