



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
11 Ebberley Lawn
Barnstaple
Devon
EX32 7DJ

Guide Price: £135,000
Share of Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Flat 2, 11 Ebberley Lawn, Barnstaple, Devon, EX32 7DJ

A GRADE II LISTED MAISONETTE



- 1 large double Bedroom
 - No onward chain
- Located within walking distance of Barnstaple Town Centre
 - Attic Room / Office space, offering ample storage space or an ideal environment for both work & relaxation
 - Well-equipped Kitchen
 - Well-proportioned Lounge / Diner
- Low-maintenance gravelled outdoor space to enjoy the evening sunshine
 - Driveway parking for 2 vehicles



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.



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Offered for sale with no onward chain is this 1 double Bedroom maisonette located within walking distance from Barnstaple Town Centre. This property is well-presented and updated throughout, blending convenience with contemporary comfort.

The standout feature of this property is the Attic Room / Office space, offering ample space and storage and an ideal environment for both work and relaxation. Additionally, the flat boasts a Kitchen which is well-equipped and has space for free standing appliances, perfect for food preparation and cooking. Space for dining can be found in the well-proportioned Lounge / Diner.

The Bathroom has a well-presented 3-piece suite, providing both practicality and comfort for its prospective owner.

The property continues to impress by offering a low-maintenance gravelled outdoor space where you will be able to enjoy evening sunshine, keep potted plants as well as dine al fresco. This area provides privacy and security with fenced boundaries. The patio pathway allows access to the driveway which provides 2 off-road parking spaces.

This property has so much to offer, call now to arrange a viewing.

Council Tax Band

A - North Devon Council

Useful Information

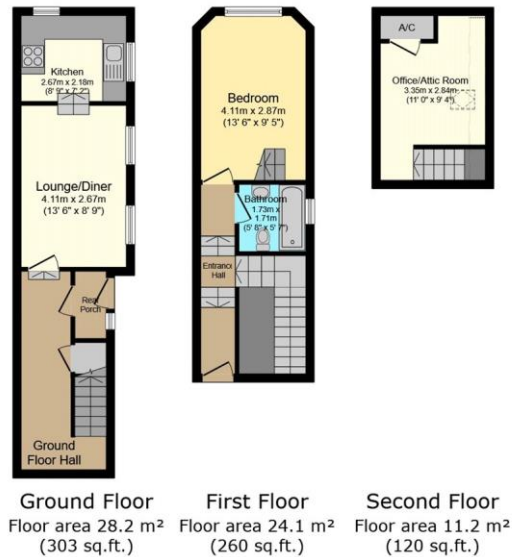
The property is Grade II listed and benefits from a share of the Freehold.



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Flat 2, 11 Ebberley Lawn, Barnstaple, Devon, EX32 7D)

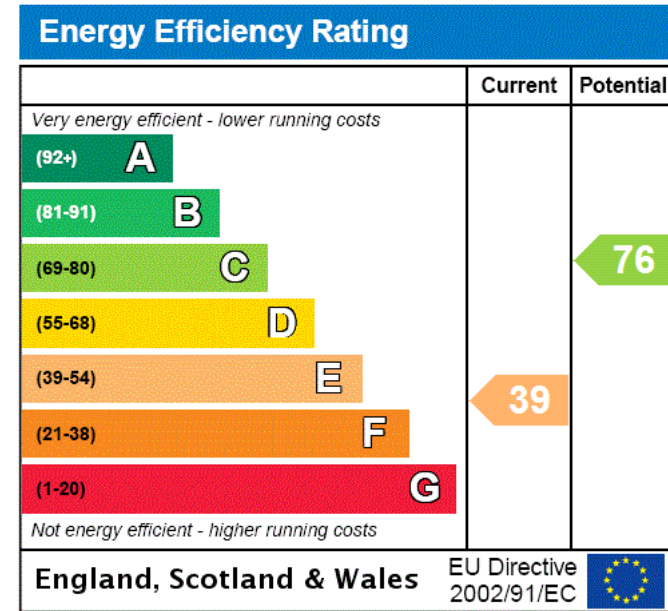


TOTAL: 63.5 m² (683 sq.ft.)

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.



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.

Directions

From our Office on Boutport Street proceed along Bear Street proceeding straight through the traffic lights. Take the next right hand turning through a narrow gated entrance into Ebberley Lawn and turn left. Follow the road around to where you will see a For Sale board on the outside of the property.

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