



Bond
Oxborough
Phillips

Changing Lifestyles

28 Furze Park Road
Bratton Fleming
Barnstaple
Devon
EX31 4TA

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

28 Furze Park Road, Bratton Fleming, Barnstaple, Devon, EX31 4TA

A LARGE SEMI-DETACHED FAMILY HOME



- 5 Bedrooms (1 En-suite)
- Lounge with multi-fuel burner
- Second Reception Room that offers a multitude of uses
 - Kitchen / Diner & Utility Room
 - Family Bathroom with 3-piece suite
- South-facing private rear garden providing a serene retreat & enjoying countryside glimpses
- Single Garage & driveway parking for 2 vehicles
 - Picturesque village setting
- An ideal choice for families seeking a spacious & adaptable home



Bratton Fleming has a primary school together with a pre-school provision for babies to school age. There is a millennium green children's play area, 2 large green open spaces, an extensive community woodland, allotments, a village shop and village hall. It is the hub of an extensive network of footpaths and bridleways, is on the Barnstaple to Lynton & Lynmouth bus route and is only a 5 minute drive to the Exmoor National Park.

Barnstaple Town Centre is some 7 miles in distance and is the historic and regional centre of North Devon. Situated in the valley of the River Taw, Barnstaple 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 and restaurants.



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This 5 Bedroom semi-detached property, nestled in a picturesque village setting, offers an inviting blend of comfort and practicality. The home boasts off-road driveway parking for 2 vehicles, with the potential to create additional parking spaces. A south-facing private rear garden provides a serene retreat, featuring glimpses of the surrounding countryside that enhance its charm.

Upon entering, the Lounge welcomes you with a cosy multi-fuel burner, creating a warm and inviting atmosphere. This space is semi-open plan, seamlessly connecting to a second Reception Room that offers a multitude of uses, from a home office to a play room or additional sitting room. The layout flows effortlessly into the Kitchen / Diner, a spacious area perfect for family gatherings. Adjacent to the Kitchen is a practical Utility Room which provides added convenience and grants access to the Single Garage.

The Kitchen / Diner is designed to facilitate indoor-outdoor living, with direct access to the south-facing garden that boasts countryside glimpses. This outdoor space is ideal for alfresco dining, gardening or simply enjoying the tranquillity of village life.

Upstairs, the property features 3 double Bedrooms, each offering ample space and comfort and one of which includes an En-suite Bathroom. Additionally, there are 2 well-proportioned single Bedrooms, perfect for children, guests or as a home office or hobby room. The Family Bathroom, fitted with a 3-piece suite, completes the upper level, ensuring the home meets the needs of a busy household.

This property combines a desirable village location with versatile living spaces and practical features, making it an ideal choice for families seeking a spacious and adaptable home.

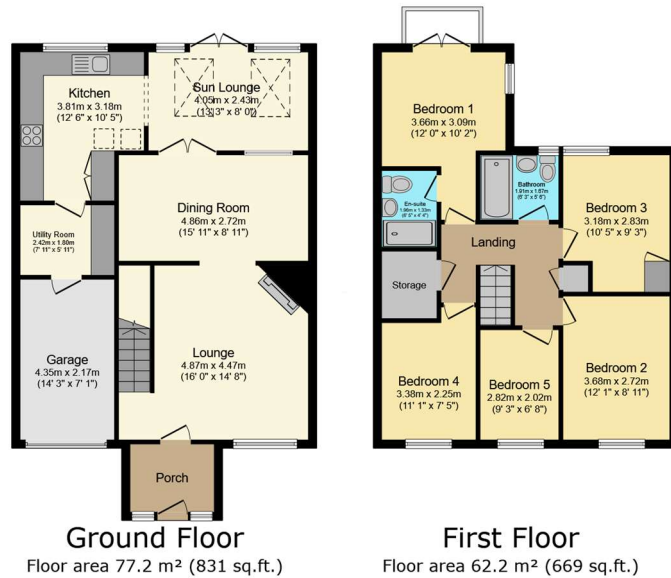
Council Tax Band

C - North Devon Council



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TOTAL: 139.4 m² (1,500 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

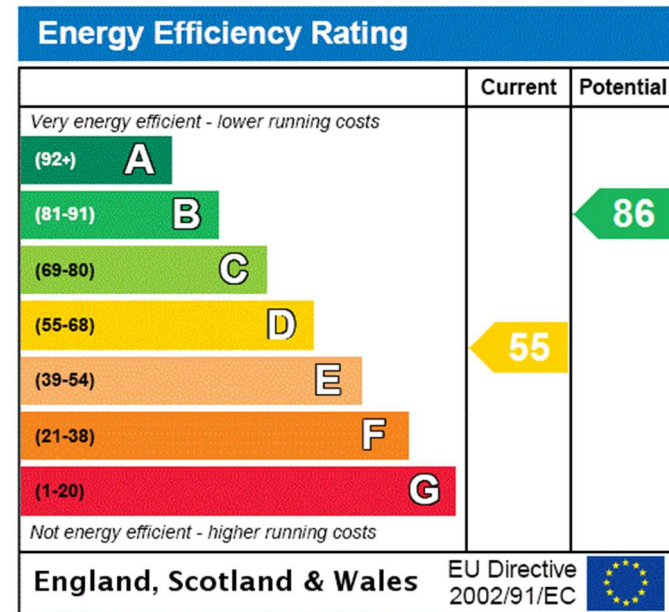
Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/stitch.apartment.varieties>

From our Office on Boutport Street, continue up Bear Street. At the traffic lights, proceed straight across onto Goodleigh Road. Proceed through the hamlets of Snapper and Chelfham and follow the signs for Bratton Fleming (approximately 8 miles). Upon reaching the centre of the village of Bratton Fleming, turn left onto Furze Park Road. Continue for a short distance bearing right to where number 28 will be found after a short distance on your right hand side with a numberplate clearly displayed.

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.