



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Church Grove  
Barnstaple  
Devon  
EX32 9DJ

**Guide Price: £230,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

5 Church Grove, Barnstaple, Devon, EX32 9DJ

## A MODERNISED TERRACED PROPERTY

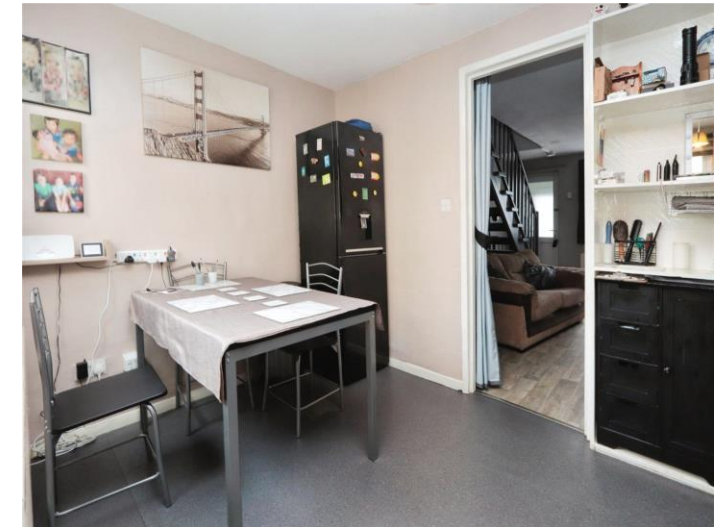
- 3 Bedrooms
- Spacious Lounge
- Open-plan 'L' shaped Kitchen / Diner
- Newly fitted Shower Room with contemporary 3-piece suite
- Communal parking
- Private, sunny aspect rear garden designed for low-maintenance
- This property is ideal for families, professionals, or investors looking for a modern home in a prime location



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.



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## Changing Lifestyles

**This modernised 3 Bedroom terraced property is located in the highly desirable area of Newport, offering a perfect combination of contemporary style and practical living spaces.**

**Upon entering, you are welcomed by a newly installed front Entrance Porch, providing both an inviting entrance and a useful space for coats and shoes. The Ground Floor boasts a spacious Lounge, complete with a feature media wall, creating a central focal point that blends modern aesthetics with functionality. Adjacent to the Lounge is an open-plan 'L' shaped Kitchen / Diner, thoughtfully designed to maximise both space and usability. The Kitchen is fitted with sleek, modern units, offering ample storage and worktop space, while still leaving plenty of room for essential appliances. The Diner provides an ideal setting for family meals or entertaining guests, seamlessly connecting with the rest of the living space.**

**The First Floor comprises 3 generously proportioned double Bedrooms, each designed with comfort and flexibility in mind. These rooms are not only spacious but also versatile, easily accommodating various furniture arrangements to suit individual needs. The newly fitted Shower Room is a standout feature, boasting a contemporary 3-piece suite with a stylish corner shower enclosure.**

**Externally, the property benefits from communal parking at the front. To the rear, a private, sunny aspect garden offers a peaceful outdoor retreat. Designed for low-maintenance, the garden is perfect for relaxing or entertaining and includes side gated access, a practical garden shed for storage, and an outdoor water tap for added convenience.**

**This property is ideal for families, professionals, or investors looking for a modern home in a prime location, combining stylish interiors with thoughtful features for comfortable living.**

### **Agent Notes**

New boiler fitted

New roof installed 2024

Communal parking available on a first-come-first-serve basis

### **Council Tax Band**

B - North Devon Council



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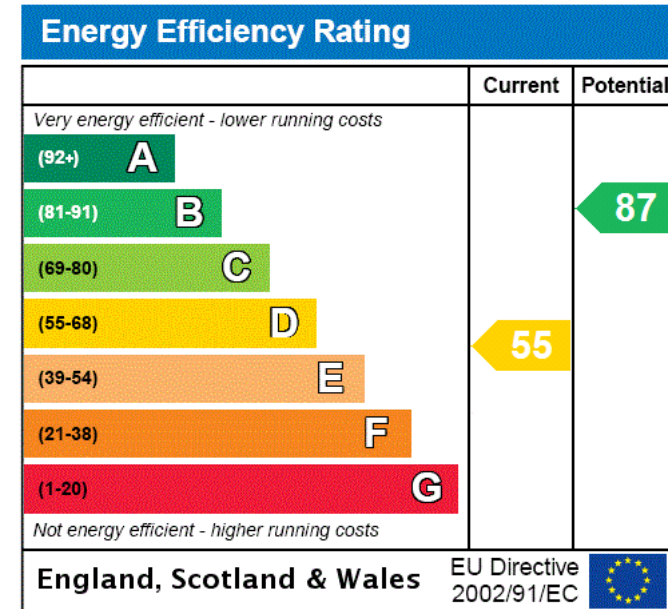


TOTAL: 67.0 m<sup>2</sup> (721 sq.ft.)

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.



## Directions

From Barnstaple continue out of town along Barbican Road. Upon reaching the roundabout, turn left onto Victoria Road. Upon reaching the next roundabout at Eastern Avenue, turn right onto Hollowtree Road. Follow straight on at the traffic lights. After a short distance, Church Grove will be located on your right hand side. Proceed into the close to where number 5 will be found on your left hand side 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 & 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.