



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Grieg Drive  
Barnstaple  
Devon  
EX32 8AG

**Guide Price: £290,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



6 Grieg Drive, Barnstaple, Devon, EX32 8AG

## AN IMMACULATE LINK-DETACHED PROPERTY



- 3 Bedrooms
- Modern fitted Kitchen
- Spacious open-plan Lounge / Diner overlooking the rear garden
- Ground Floor Cloakroom
- Newly installed First Floor Bathroom
- Driveway parking for 2 vehicles
- Single Garage with utility space
- Rear garden laid to lawn & patio - ideal for al fresco dining, gardening, or simply unwinding
- This property is a true gem, ready for its next owners to move in



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## Overview

**This immaculately presented 3 Bedroom link-detached property is an exceptional opportunity for those seeking a stylish and well-maintained home in a highly sought after residential area. Ideally positioned within close proximity to respected local primary and secondary schools and the wide range of amenities offered by Barnstaple town, this home is perfect for families, professionals, or anyone looking for a blend of convenience and comfort.**

**Upon entering, you are welcomed by a bright and inviting Entrance Hall that sets the tone for the modern and tasteful décor found throughout the property. The Ground Floor features a modern fitted Kitchen boasting high quality quartz marble worktops and integrated appliances that cater to contemporary living. To the rear of the property is the spacious open-plan Lounge / Diner, a versatile space perfect for entertaining guests or enjoying quiet evenings. This room benefits from 2 large UPVC double glazed windows overlooking the rear garden, allowing for natural light to flood the room. A conveniently located Cloakroom, finished with modern fittings, completes the Ground Floor layout.**

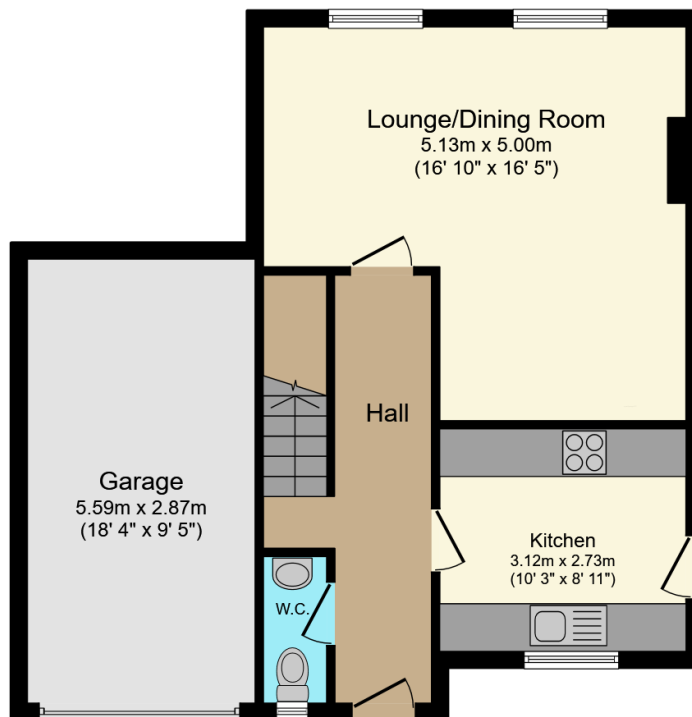
**Ascending to the First Floor, you are greeted by an open and light-filled Landing that enhances the sense of space in the home. The First Floor offers 2 generous double Bedrooms, each thoughtfully designed to maximise comfort. The Bedroom to the front elevation includes a fitted triple wardrobe, providing excellent storage solutions, while the rear facing Bedroom enjoys distant views of the countryside. An additional single Bedroom offers flexibility and can easily serve as a home office, nursery, or guest room, depending on individual needs. The newly installed Family Bathroom features a sleek 3-piece suite with a 'P' shaped bath and shower over, complemented by a vanity unit housing the WC and hand basin, all finished to a high standard.**

**Externally, the property continues to impress. To the front, there is driveway parking for 2 vehicles, ensuring convenience for homeowners and visitors alike. The Single Garage, equipped with power, lighting, and utility space, adds further practicality and can be utilised for storage, hobbies, or as a workshop. The rear garden offers a combination of lawn and a paved patio area. This outdoor space is ideal for al fresco dining, gardening, or simply unwinding, and includes a garden shed.**

**Overall, this property combines modern living with a warm and welcoming atmosphere, set in a prime location that offers access to excellent local amenities, schools, and transport links. It is a true gem, ready for its next owners to move in.**

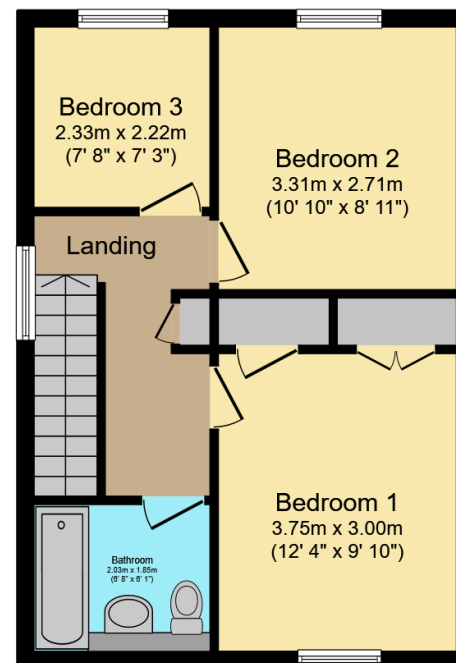
## Council Tax Band

C - North Devon Council



Ground Floor

Floor area 59.8 m<sup>2</sup> (644 sq.ft.)



First Floor

Floor area 41.8 m<sup>2</sup> (450 sq.ft.)

TOTAL: 101.6 m<sup>2</sup> (1,094 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](http://www.Propertybox.io)



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## Area Information

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.

## Directions

From our Office on Boutport Street, continue up Bear Street. At the crossroads, proceed straight across following signs for Goodleigh / Bratton Fleming. Continue up the hill for about 0.5 miles turning right onto Walton Way. Continue on this road for a short distance and take the next right hand turning into Grieg Drive to where the property will be situated on your right hand side with a numberplate 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 and 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 available 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.

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# We are here to help you find and buy your new home...

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## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	