

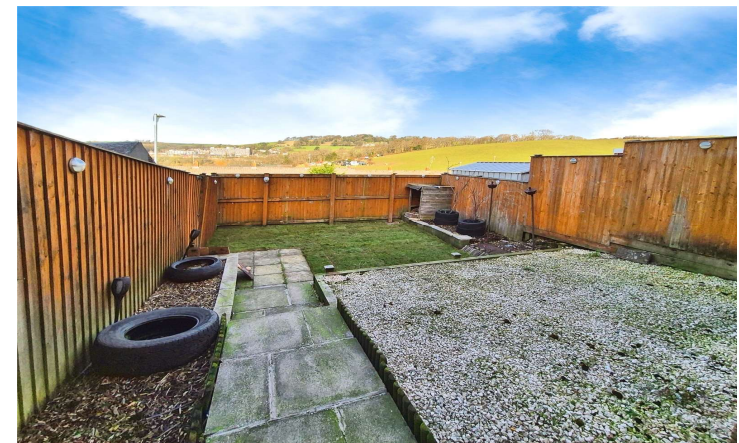


Bond
Oxborough
Phillips

Changing Lifestyles

7 Frankmarsh Park
Barnstaple
Devon
EX32 7HN

Guide Price: £180,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

7 Frankmarsh Park, Barnstaple, Devon, EX32 7HN



A WELL-PRESENTED TERRACED PROPERTY HAVING BEEN RECENTLY REDECORATED THROUGHOUT

- 3 Bedrooms
- Bright & airy Lounge
- Kitchen / Diner opening to the Conservatory & rear garden
- 3-piece Bathroom suite with shower over the bath
 - Downstairs WC
- Single En-bloc Garage
- Low-maintenance rear garden
- Far-reaching countryside views from the property rear
- Situated within close proximity to Barnstaple Town Centre
 - No onward chain



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 well-presented 3 Bedroom terraced property is situated within close proximity to Barnstaple Town Centre and has been recently redecorated throughout. Offered for sale with no onward chain, the home benefits from a Single En-bloc Garage and a spacious, light-filled interior.

The accommodation includes 3 well-proportioned Bedrooms and a 3-piece Bathroom suite featuring a shower over the bath. The Ground Floor boasts a bright and airy Lounge, while the Kitchen / Diner offers ample space for dining and leads directly to the Conservatory and rear garden. The Conservatory provides an excellent additional living space, ideal for a variety of uses. A downstairs WC adds further convenience.

The rear garden is arranged over 2 tiers, designed for low-maintenance with a combination of patio, lawn, and bedding borders, as well as side gated access. The front of the property benefits from a low-maintenance gravel garden with stepped access. The home also enjoys far-reaching views to the rear, enhancing its appeal.

This property presents an excellent opportunity for first time buyers, offering comfortable and well-proportioned living space in a sought after location.

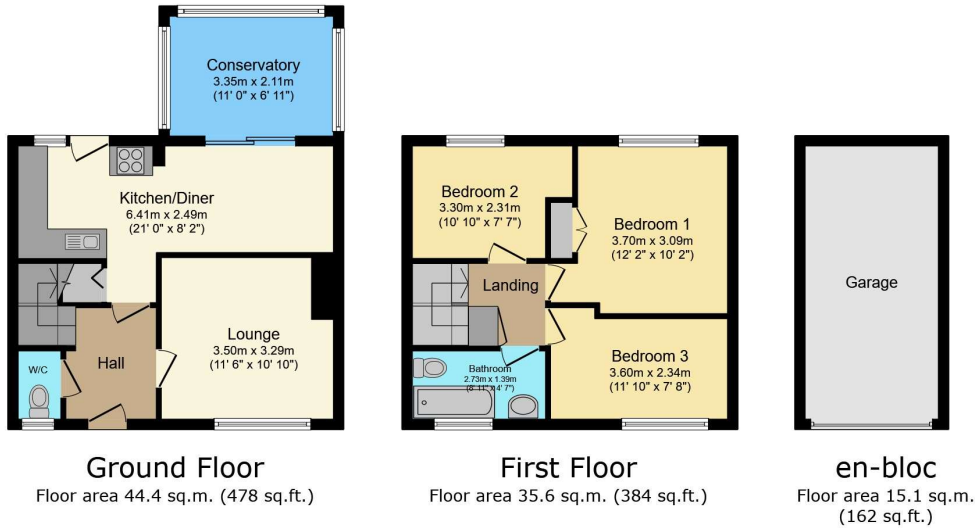
Council Tax Band

A - North Devon Council



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TOTAL: 95.1 sq.m. (1,024 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Barnstaple, continue along Alexandra Road and the Inner Relief Road. Upon reaching the roundabout at Vicarage Street and Derby Road, take the third exit onto Derby Road. Follow this road through the traffic lights and take the next left hand turning onto Frankmarsh Road. Continue for a short distance taking the right hand turning into Frankmarsh Park to where number 7 will be situated 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.