



Bond
Oxborough
Phillips

Changing Lifestyles

19 Cherry Arbour
Barnstaple
Devon
EX32 9PB

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

19 Cherry Arbour, Barnstaple, Devon, EX32 9PB

AN IMPECCABLY PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms (1 En-suite)
- No onward chain
- Off-road driveway parking for 2 vehicles & Single Garage
- Spacious Lounge with double doors to Dining Room
- Well-proportioned Dining Room with French doors opening to the rear garden
- Modern fitted Kitchen overlooking the rear garden
- Ground Floor Cloakroom & First Floor Shower Room
- Low-maintenance rear garden enjoying privacy
- This home seamlessly blends modern amenities with thoughtful design



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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Nestled in a sought after area, this impeccably presented 3 Bedroom semi-detached home offers both comfort and convenience, with the added advantage of no onward chain. The property features off-road parking for 2 vehicles and a Single Garage.

Upon entering, you are greeted by a spacious Lounge with a front-facing window, leading through double doors to a well-proportioned Dining Room which boasts understairs storage and French doors that open onto the private, west-facing rear garden. The modern fitted Kitchen, overlooking the garden, provides ample space and plumbing for white goods with a mixture of wall and floor units. Additionally, the Ground Floor includes a convenient Cloakroom.

The First Floor comprises 2 generous double Bedrooms and a versatile single Bedroom, ideal as an office space with over-stairs storage. The Main Bedroom benefits from a contemporary En-suite Shower Room, while the second Bedroom offers delightful views of the rear garden. A stylish Family Shower Room features a large walk-in shower enhanced by spotlighting and a modern finish throughout.

Externally, the front garden is mainly laid to lawn with a mixture of shrubs and bushes, enhancing the property's kerb appeal. The rear garden is designed for low-maintenance and privacy, featuring artificial turf, gravelled borders, decking, an outside tap and convenient access to the Garage. The Single Garage is equipped with an electric roller door, power, lighting and overhead storage.

This home seamlessly blends modern amenities with thoughtful design, creating an inviting space - perfect for contemporary living.

Council Tax Band

C - North Devon Council



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TOTAL: 98.4 m² (1,059 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



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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 Town Centre continue towards Newport along Newport Road. Proceed through the traffic lights continuing onto Landkey Road. Take the third left hand turning onto St. Johns Lane. Take the next right hand turning into Fairacre Avenue. Take the second left hand turning into Coppice Gate and continue to the bottom of the road. Bear right at the end and take the next immediate right hand turning into Cherry Arbour. The property will be located a short distance 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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