

19 Cherry Arbour Barnstaple Devon EX32 9PB

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234 barnstaple@bopproperty.com

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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19 Cherry Arbour, Barnstaple, Devon, EX32 9PB

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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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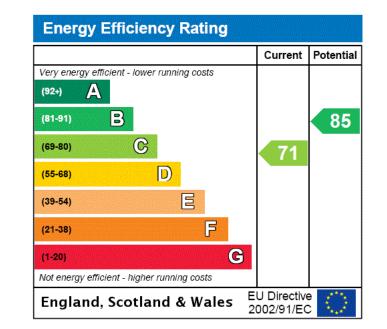
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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.





Directions

From Barnstaple 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.

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.

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