



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Speedwell Close  
Barnstaple  
Devon  
EX32 8PY

**Guide Price: £200,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



35 Speedwell Close, Barnstaple, Devon, EX32 8PY

## A WELL-MAINTAINED SEMI-DETACHED PROPERTY IN NEED OF SOME UPDATING



- 2 double Bedrooms
- Well-proportioned Kitchen
- Spacious Lounge / Diner enjoys ample natural light
- Conservatory with doors opening to the rear garden
- Downstairs Cloakroom & upstairs Bathroom
- South-facing, low-maintenance rear garden
  - No onward chain
- Situated in a sought after area, this home is ideal for first time buyers looking for a property with great potential



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.



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com



35 Speedwell Close, Barnstaple, Devon, EX32 8PY

## Changing Lifestyles

**This 2 double Bedroom semi-detached property is available for sale with no onward chain and presents an excellent opportunity for those looking to add their own modern touches. While in need of some updating, the home has been well-maintained by the current owner. The well-proportioned Kitchen would benefit from modernisation, and the spacious Lounge / Diner enjoys ample natural light, with a door leading to the Conservatory. The Conservatory is a fantastic addition, featuring French doors opening onto the southerly-facing rear garden and has a door to the convenient downstairs Cloakroom.**

**Upstairs, the First Floor offers 2 light and airy double Bedrooms. Bedroom 1 benefits from fitted storage, while Bedroom 2, slightly smaller, enjoys views of the rear garden. The Bathroom is fitted with a white suite but could do with some refurbishment to bring it up to date.**

**Externally, the property boasts off-road unallocated parking and side gated access to the rear garden. The garden is south-facing and designed for low-maintenance with brick paving, raised bedding borders, a storage shed and fenced and walled boundaries for added privacy, with side gated access.**

**Situated in a sought after area, this home is ideal for first time buyers looking for a property with great potential.**

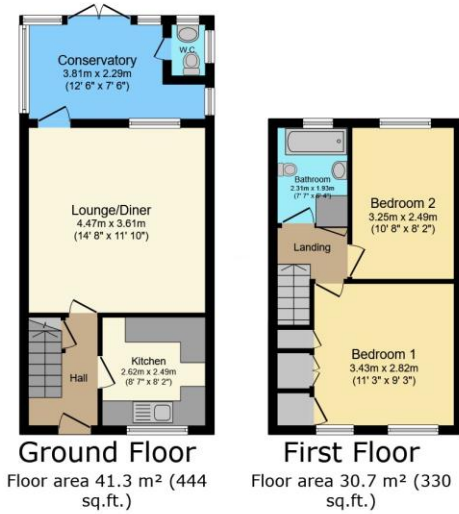
### **Council Tax Band**

B - North Devon Council



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com



TOTAL: 71.9 m<sup>2</sup> (774 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Barnstaple Town Centre, continue along Alexandra Road following signs for the A361. At the roundabout, take the first exit onto Barbican Road and continue for a short distance taking the first exit onto Victoria Road and continue along Eastern Avenue. At the next roundabout, take the first exit to stay on Eastern Avenue. At the next roundabout, take the first exit into Whiddon Drive merging onto Westacott Road. Take the next left hand turning signpost Hawthorn Road and take the next right hand turning signposted Speedwell Close. Continue to the end of the cul de-sac to where parking and the property will be found on your right 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.