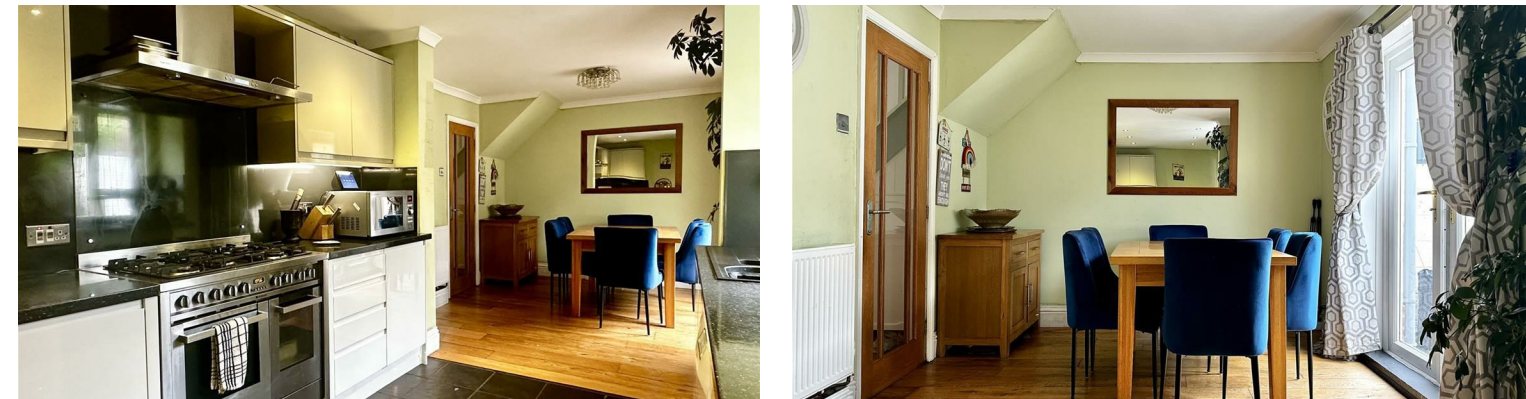




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Bed Terraced Family Home
3 Bingham Crescent, Barnstaple, EX32 8BZ

Guide Price

£265,000

- Large Front and Rear Gardens
- Off Street Parking for 2 Cars
- Open Plan Kitchen Diner
- NO CHAIN!
- Log Burner
- Useful Utility Room

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Directions
Leaving Barnstaple from the town centre, follow the A3125, upon reaching the roundabout, take the second exit onto Barbican Road. Carry on to the next roundabout and take the 1st exit onto Victoria Road, follow the road to the left to the next roundabout. Take the first exit onto Constitution Hill and take the first right onto John Gay Road. Bingham Crescent is situated on the first left turning.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Living Room
2.95m x 5.26m (9'8" x 17'3")

Kitchen
2.74m x 3.80m (8'11" x 12'5")

Dining Room
2.90m x 3.56m (9'6" x 11'8")

Utility Room
3.43m x 2.59m (11'3" x 8'5")

Downstairs WC
0.99m x 2.60m (3'2" x 8'6")

Bedroom 1
3.03m x 3.93m (9'11" x 12'10")

Bedroom 2
3.03m x 3.99m (9'11" x 13'1")

Bedroom 3
1.99m x 3.10m (6'6" x 10'2")

Bedroom 4
3.03m x 1.81m (9'11" x 5'11")

Family Bathroom
2.00m x 3.57m (6'6" x 11'8")

Store

Overview

The heart of this home is the open-plan kitchen diner, a space that effortlessly combines culinary creativity with sociable living. The kitchen boasts multiple ground and eye level kitchen cupboards, a range cooker with a 6 ring gas hob, space for dishwasher and sink overlooking the rear courtyard.

Adjacent to the kitchen, the living room beckons with its bay window that not only floods the room with natural light but also offers a cozy nook. The focal point of the room, a log burner, creating warmth and invites you to unwind on chilly evenings. Convenience meets practicality with the downstairs utility room and WC, a clever addition that enhances everyday living.

Upstairs consists of; four bedrooms. Offering ample space for family and guests alike. Three double bedrooms provide comfort and flexibility, catering to various needs, while the single bedroom offers a cozy retreat or a potential home office. The family bathroom is well fitted, boasting a luxurious double vanity sink, bath with overhead shower.

The property is ideally located within a short distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. 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 and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles of distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Outside

Stepping outside, the landscaped front garden welcomes you with its charming appeal, setting the tone for what's to come. The large rear terraced garden, offers a sprawling canvas for outdoor living and entertaining. A courtyard area offers a spot for al fresco dining. Lush greenery surrounds you, providing a sense of seclusion whilst accommodating play, gardening, or simply basking in the sunshine. Off-street parking ensures convenience, a sought-after feature in any family home.

Services

All Mains Services Connected

Council Tax band

A

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

