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Detached 3/4 Bed Bungalow
8 Fairacre Avenue, Barnstaple, EX32 9DF

Asking Price

£335,000

- No Ongoing Chain
- Versatile & Adaptable Accommodation
- Corner Plot
- Garage & Parking
- Gas Central Heating
- Wrap Around Gardens

Directions

Proceed out of the town leaving the square on the inner relief road, turn right at McDonalds roundabout into Hollowtree Road, continue to the traffic lights here turn left, follow the road passing Litchdon medical centre on the left, take the next left into St Johns Lane, proceed ahead taking your first turning on the right leading into Fairacre Avenue and number 8 will be found on the right hand side with a for sale board clearly displayed.

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Porch

Entrance Hall

Lounge/Diner
6.78 x 3.33 (22'2" x 10'11")

Kitchen
3.59 x 3.27 (11'9" x 10'8")

Utility Room
2.12 x 1.92 (6'11" x 6'3")

Bathroom

Bedroom 1/Annexe
4.70 x 4.47 (15'5" x 14'7")

En-Suite

Bedroom 2
3.41 x 2.76 (11'2" x 9'0")

Bedroom 3
3.27 x 2.76 (10'8" x 9'0")

Study/Bedroom 4
2.95 x 2.39 (9'8" x 7'10")

Garage

Overview

Phillips Smith & Dunn are delighted to offer this well presented and spacious 3 bedroom detached bungalow, the property is located within a desirable suburb of Barnstaple and is within convenient proximity to the excellent amenities nearby. The bungalow stands on a generous corner plot and has been extended to create further accommodation and is well presented throughout.

The internal accommodation comprise of: front porch leading into the entrance hall. From here is access to the utility room that leads to the generous Bedroom 1 and the en-suite, the extension can easily work as a separate annexe as it has its own entrance at the rear. The rest of the bungalow is equally as nice and spacious with a large lounge/diner to the front, modern re-fitted kitchen that has ample wall and base units fitted and a door out to the side. The accommodation is completed by 2 double bedrooms at the rear and the study/bedroom 4. The family shower room has been re-fitted and now has an attractive and modern 3 piece suite.

Newport has an excellent range of amenities which caters well for everyday needs including local convenience store, grocers, butchers, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple town the regional centre of North Devon being approximately 1.5 miles West offers a wider range of amenities with many national and high street stores, banks, post office, wide variety of restaurants and numerous leisure facilities. The North Devon link road (A361) is also within easy reach providing a swift and direct route to the M5 motorway and connecting routes beyond.

Outside

The property occupies a large corner plot that has gardens that wrap around to the front, side and rear. There are two separate areas for off road parking and the property is accessed via the gated entrance to the front which leads to the attached garage.



Services

All main services connected

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

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

