



Detached 2 Bed Chalet Bungalow

2 Trafalgar Gardens, Newport, Barnstaple, EX32 9BR

Offers In Excess Of

£240,000

- Quiet Tucked Away Position
- Two Double Bedrooms
- Modern Kitchen Diner
- Log Burner
- Wrap Around Garden
- Single Garage and Parking

Directions

Head out of town on foot passing the Barnstaple Museum walking along Taw Vale enjoying the scenic walk towards Newport, as you reach Rock Park, proceed past onto Newport Road. Once at the bottom of Newport Road, follow the road up and Trafalgar Gardens is situated on your right clearly signposted.

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

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hallway
4.31m x 1.81m (14'1" x 5'11")

Living Room
6.19m x 3.32m (20'3" x 10'10")

Kitchen Diner
6.19m x 3.01m (20'3" x 9'10")

Shower Room
1.63m x 2.44m (5'4" x 8'0")

Landing

Bedroom 1
3.34m x 3.31m (10'11" x 10'10")

Bedroom 2
3.34m x 3.02m (10'11" x 9'10")

Storage Cupboard

Overview

Nestled within a generous plot, this delightful two-bedroom detached bungalow in Newport offers a perfect blend of comfort, modernity, and outdoor living. The property has a single garage and parking. It is also surrounded by a well-maintained garden, laid to lawn with patio areas, and complimented by multiple garden sheds, this property is an oasis of tranquility.

Inside, the home excels in design and functionality. The bright and airy dual-aspect living room boasts a cosy log burner, creating a warm and inviting space to relax. The contemporary kitchen-diner is a standout feature, equipped with a breakfast bar, kitchen island, ample cupboard storage, and extensive worktop space. For added convenience, the freestanding washing machine, tumble dryer, and fridge freezer are included.

The modern three-piece shower room is fitted with a WC, sink, and a spacious walk-in shower, offering a touch of luxury.

Upstairs, you'll find two generously sized double bedrooms, each with built-in wardrobes and lovely views overlooking the garden.

This bungalow is a wonderful opportunity to enjoy modern living in a peaceful and well-connected setting.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Outside

Newport is a highly sought-after location, renowned for its OFSTED-rated Outstanding Primary School within walking distance. The area also offers an excellent range of local amenities to cater to everyday needs, including a convenience store, Park School, Nursery, Medical Centre, Dentist, and a welcoming Public House.

Located on the outskirts of Barnstaple, the regional and administrative hub of North Devon, Newport enjoys a prime position in the picturesque valley of the River Taw. The area is surrounded by stunning Devonshire countryside and is within easy reach of some of the region's finest beaches and rugged coastal paths.

Barnstaple itself is a vibrant commercial centre, offering a wealth of facilities, including banks, schools, a theatre, cinema, leisure centre, and a variety of restaurants. The town blends modern shopping conveniences with the charm of a bustling market atmosphere.

For leisure, the golden sandy beaches of Woolacombe, Croyde, and Instow are just a short drive away, making them ideal for family outings and coastal adventures. Excellent transport links include the A361 North Devon Link Road, providing direct access to the M5 motorway, and Barnstaple's train station, which connects to Exeter Central and beyond.

