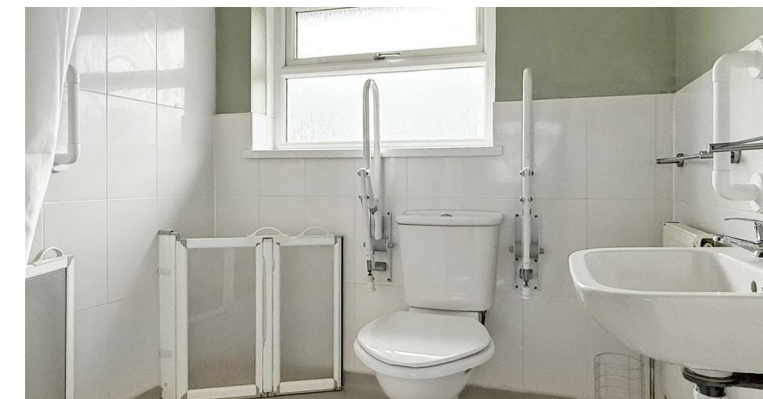




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## 3 Bedroom End Terrace House

38 Sowden Park, Barnstaple, EX32 8EH

Asking Price

**£215,000**

- No Ongoing Chain
- Gas Central Heating
- In Need Of General Updating
- Convenient Location, Near Amenities
- Garage En-Bloc
- Lovely Rear Garden With Shed

**Looking to sell? Let us  
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## Overview

Phillips Smith & Dunn are thrilled to present this three-bedroom end-terrace home, perfectly positioned close to excellent schools, local amenities, and everyday conveniences. The property needs some general updating but with the added bonus of a single en-bloc garage and superb rear gardens this property is the ideal choice for modern family living.

A useful front porch leads you into a bright entrance hallway, complete with handy under-stairs storage. The spacious living room is bathed in natural light and features a charming feature fireplace which is a focal point. Flowing seamlessly from the sitting room is a dining area – the perfect spot for family meals or entertaining. The adjacent kitchen was re-fitted for accessibility needs with lowered work tops, generous cupboard space and integrated appliances. You can access the rear garden from the dining area. Upstairs, the home boasts three well-proportioned bedrooms – two generous doubles and a versatile single – along with a modern wet room, ideal for busy mornings.

Sowden Park is within striking distance to Barnstaple, 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 are within 5 miles 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.

## Services

All main services connected

## Council Tax band

B

## EPC Rating

## Tenure

Freehold

## Viewings

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



## Outside

At the front, the property enjoys a private and enclosed garden with side pedestrian access leading to the rear. The rear garden itself is a sun-soaked retreat, thoughtfully designed with low maintenance in mind. A generous patio area leading from the house creates the perfect setting for alfresco dining, summer BBQs, and entertaining family and friends. The low-maintenance borders provide an attractive space for shrubs and plants, adding charm and colour throughout the seasons with a small area laid to lawn. There is a large timber shed and pedestrian access out the back to the garage en-bloc.



## Room list:

**Porch**

**Entrance Hall**

**Sitting/Dining Room**

635 max x 3.64 max (2083'3" max x 11'11" max)

**Kitchen**

3.25 x 1.96 (10'7" x 6'5")

**Bedroom 1**

3.51 x 2.78 (11'6" x 9'1")

**Bedroom 2**

3.34 x 2.73 (10'11" x 8'11")

**Bedroom 3**

2.67 x 2.52 (8'9" x 8'3")

**Wet Room**

2.09 x 1.77 (6'10" x 5'9")

**Garage En-Bloc**

4.76 x 2.43 (15'7" x 7'11")