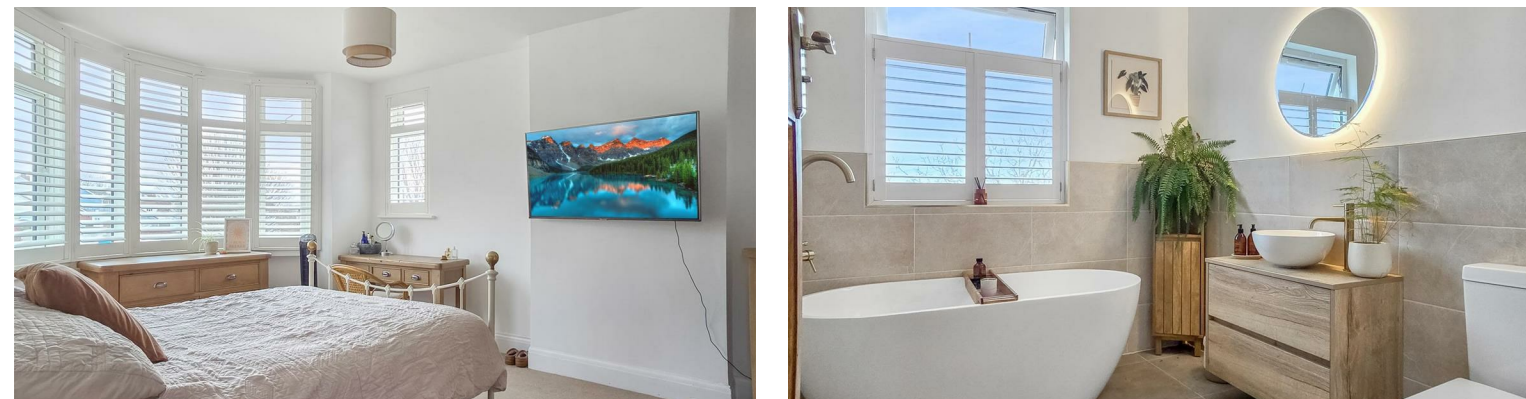




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## Stunning 3 Bedroom Detached Home

9 Lauderdale, Barnstaple, Devon, EX32 8DU

Asking Price

**£320,000**

- Recently Refurbished & Modernised
- Superbly Presented
- Re-Wired, Re-Plumbed, New Boiler
- Close To Amenities
- New Windows, Doors, Shutters
- Off road parking

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## Room list:

### Entrance Hall

### Sitting Room

3.98 x 3.68 (13'0" x 12'0")

### Dining Room

3.39 x 3.39 (11'1" x 11'1")

### Kitchen

3.36 max x 2.63 max (11'0" max x 8'7" max)

### Utility

2.55 x 2.10 (8'4" x 6'10")

### Bedroom 1

3.97 x 3.68 (13'0" x 12'0")

### Bedroom 2

3.40 x 3.38 (11'1" x 11'1")

### Bedroom 3

1.70 x 3.04 into recess (5'6" x 9'11" into recess)

### Bathroom

2.75 x 2.54 (9'0" x 8'3")

## Overview

Situated in a most convenient location is this charming 3-bedroom detached home that seamlessly blends period features with modern comforts. Having undergone comprehensive renovations, including new wiring, plumbing, and a state-of-the-art boiler, it offers peace of mind with all the essential updates already in place. The property boasts new windows and doors, ensuring both energy efficiency and security and a new roof adds to the overall durability of the home, while the freshly installed kitchen and bathroom provide stylish and contemporary living spaces.

Step into the inviting lounge/diner, which is a perfect space for family gatherings and entertaining guests, with its character-rich period details complementing modern finishes all centred around a lovely feature fireplace with inset woodburner. The kitchen, featuring the latest appliances and sleek cabinetry, is ideal for culinary enthusiasts with a door that leads out to the useful utility room. A ground floor WC completes the accommodation on this level.

On the first floor are the 3 bedrooms with 2 being of a very good size with the rear bedroom having a pleasant outlook across the town. The bathroom has been moved and re-fitted with a stunning 4 piece suite that will make any family happy.

Lauderdale is within walking 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

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

