



GROUND FLOOR



1ST FLOOR



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 16 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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Spacious 4 Bedroom Detached Home

16 Fairacre Avenue, Barnstaple, EX32 9DF

- No Ongoing Chain
- Off Road Parking & Garage
- Great Potential & Scope
- Gas Central Heating

£360,000

Asking Price

- Spacious Family Accommodation
- En-Suite To Bedroom 1





Overview

Introducing a charming and substantial brick-built modern detached residence, positioned on an impressive and generously sized garden plot with an enviable southerly rear aspect. Proudly offered to the market for the first time in many years, this exceptional home is available with no onward chain, presenting a rare and exciting opportunity.

While the property would benefit from general updating and refurbishment, it offers enormous potential for a discerning buyer looking to personalise and create their dream home.

The accommodation is thoughtfully laid out and comprises: A wide covered entrance leading to a welcoming entrance lobby and WC cloakroom. An spacious and elegant reception hall with stairs up to the first floor and opens into the large sitting/dining room with direct access to the rear garden ideal for relaxed living and entertaining. Completing the ground floor accommodation is the kitchen fitted with a range of wall and base units, complemented by a practical rear porch to the side. Upstairs, the first floor offers four well-proportioned bedrooms, including a master bedroom with a private ensuite shower room. There is a a family bathroom serving the remaining bedrooms.

To the front of the property is a good size driveway and access to the garage. At the rear is a generous garden with patio, lawned area and a variety of mature shrubs, plants and trees.

This property presents a wonderful canvas to reimagine and design a truly bespoke home in a highly sought-after location. Early viewing is highly recommended to fully appreciate the potential and lifestyle this property offers.

Services

All main services connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Location

Newport is renowned for its handy location, great travel links excellent schools and immediate amenities. This is the perfect location for the upbringing of a family. Ideal for those of you needing to commute and only a few minutes from 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 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.

Room list:

Entrance Lobby

WC

Inner Hall

Sitting/Dining Room 6.85 x 4.68 (22'5" x 15'4")

Kitchen

2.95 x 2.91 (9'8" x 9'6")

Utility Room

2.08 x 1.76 (6'9" x 5'9")

Bedroom 1

4.01 x 3.00 (13'1" x 9'10")

En-Suite

Bedroom 2

3.02 x 2.95 (9'10" x 9'8")

Bedroom 3

3.80 x 2.60 (12'5" x 8'6")

Bedroom 4

2.74 x 1.96 (8'11" x 6'5")

Bathroom

2.96 x 2.16 (9'8" x 7'1")

Garage

5.21 x 3.07 (17'1" x 10'0")

