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Spacious 4 Bedroom Detached Home

16 Fairacre Avenue, Barnstaple, EX32 9DF

Asking Price

£360,000

- No Ongoing Chain
- Great Potential & Scope
- Spacious Family Accommodation
- Off Road Parking & Garage
- Gas Central Heating
- En-Suite To Bedroom 1

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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")

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 en-suite 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

D

EPC Rating

D

Tenure

Freehold

Viewings

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

