



38, CLINTON ROAD, NEWPORT, BARNSTAPLE, EX32 9EA

Searching for a perfect family home? Look no further than Clinton Road.

Chequers Estate Agents are delighted to offer to the market this light and spacious three bedroom semi-detached family home in the highly sought after and convenient location of Newport. The property is well presented and has the added attraction of a large fully enclosed garden along with a garage, off road parking and a useful office.



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£375,000



- SEMI - DETACHED FAMILY HOME
- MODERN KITCHEN / DINER
- TWO RECEPTION ROOMS
- THREE BEDROOMS AND MODERN BATHROOM
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- FULLY ENCLOSED GARDEN
- HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION
- GARAGE AND OFFICE
- WALKING DISTANCE TO GREAT SCHOOLS
- A MUST VIEW!



Chequers Estate Agents are excited to announce the sale of this three bedroom, semi-detached property in the highly sought-after area of Newport in Barnstaple. The property has been a much loved family home and has the added attraction of a private driveway, garage / office as well as a fully enclosed garden.

The accommodation briefly comprises: a welcoming hallway with original feature tiles and stairway leading up to the first floor. The hallway provides access to the snug and living room which are both good size rooms and the perfect space to entertain family and friends. The living room leads to the modern newly fitted grey kitchen which is the perfect hub of the home. The modern kitchen has ample cupboard and preparation space along with a breakfast bar. The kitchen also has room for a dining table and is the space to enjoy home cooked meals with family and friends. The main family bathroom can be found on the ground floor which has been recently renovated and has a modern three piece suite.

Whilst to the first floor are three bedrooms, two spacious doubles and a single bedroom. The first floor is completed with a useful cloakroom.

38 Clinton Road has a useful office space along with a garage with power and lighting. To the front of the property is a driveway and off road parking for two cars. To the rear of the property is a fully enclosed garden laid mainly to lawn with an area of patio perfect for alfresco dining. The garden is a beautiful extension of this home and has a variety of well established shrubs and plants. Towards the end of the garden is a low maintenance area, a perfect space for a shed.

Overall this truly is a wonderful family home and is worthy of an internal inspection to appreciate what the property has to offer.

DIRECTIONS

From Barnstaple head east on The Square (A3125) towards Diamond Street, at the roundabout, take the 2nd exit onto Belle Meadow Road (A3125), at the TA Roundabout, continue straight onto Barbican Road (A39), at the next roundabout, take the 1st exit onto Victoria Road (A39), at the next roundabout, take the 2nd exit onto Hollowtree Road (B3138), at the traffic lights turn left onto Landkey Road, take the next right onto Clinton Road. The property is on the left-hand side of the road and clearly marked with the house number.





LOCATION - NEWPORT

Clinton Road is a sought-after location and nestled within walking distance to Newport's excellent local amenities. Newport is most conveniently situated for Barnstaple town centre which can be reached within an easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, radiator, tiled flooring.

SNUG

12'09 x 12'01

UPVC double glazed window to front elevation, radiator, laminate flooring.

LOUNGE

13'07 x 11'11

A beautiful living space with working wood burner making a lovely feature to this room, radiator, useful understairs storage, laminate flooring.

KITCHEN / DINER

13'04 x 11'02

A newly fitted modern kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset single bowl sink set into work surface with cupboards below. Integrated eye level double oven with 5 ring gas hob and extractor above, space and plumbing for washing machine. Deep pan drawers, breakfast bar, space for dining table, radiator, laminate flooring. UPVC double glazed window to rear elevation overlooking the garden.

BATHROOM

7'09 x 6'04

A modern 3 piece suite comprising, panelled bath with rainfall shower over in a tiled surround, W.C, vanity sink unit, wall heater, heated towel rail, fitted cupboard, tiled flooring.

OFFICE

10'02 x 7'03

A useful office or storage space, roof window, UPVC double glazed patio doors to garden, wall mounted gas boiler.

FIRST FLOOR LANDING

A light landing area with access to the loft space, radiator, fitted carpet.





BEDROOM ONE

12'0 x 11'09

A light and airy double bedroom with two UPVC double glazed windows to front elevation, two radiators, fitted carpet.

SHOWER ROOM

5'03 x 2'04

Fitted single shower in a tiled surround, vinyl flooring.

BEDROOM TWO

11'11 x 8'04

A spacious double bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM THREE

7'10 x 6'10 plus recess

A single bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

CLOAKROOM

2'11 x 4'07

UPVC double glazed window to side elevation, W.C, wash hand basin, vinyl flooring.

OUTSIDE

To the front of the property is a driveway providing off road parking for one car. A chipping area has been created by the current owner to create further parking. The driveway leads to the garage. To the rear of the property is a fully enclosed garden which is established and laid mainly to lawn with an area of patio perfect for alfresco dining towards the end of the garden is a low maintenance area. The garden is well stocked with a variety of shrubs and plants.

GARAGE

15'11 x 7'06

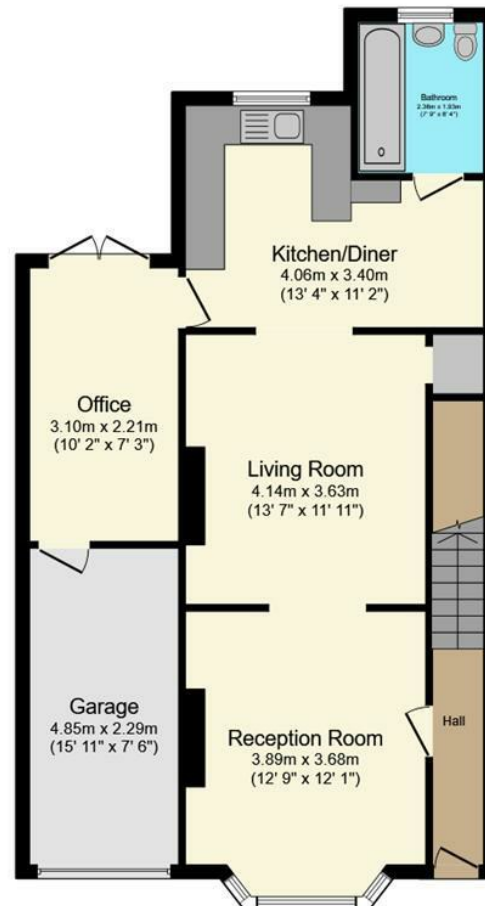
Up and over door, power and lighting connected.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







Ground Floor

Floor area 78.5 m² (844 sq.ft.)



First Floor

Floor area 46.0 m² (495 sq.ft.)

TOTAL: 124.5 m² (1,340 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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