



The Oaks



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Raleigh Park, Barnstaple, Devon, EX31 4JD

Open Countryside Close By. North Devon Hospital Close By.  
Barnstaple Centre 5 Minutes by car Junc. 27 of M5/Tiverton

## A stylish individual detached house in convenient location

- Hall, Sitting Room
- 3 Bedrooms, 3 Bathrooms
- Double Glazed
- Garden Terrace/Balcony
- Freehold
- Superb Kitchen/Dining Room
- One Bedroom on Ground Floor
- Elevated Position
- Garage + Parking for 4/5
- Council Tax Band E

Guide Price £525,000

### DESCRIPTION

The property presents whitened rendered elevations, relieved in anthracite grey brick and grey cladding, beneath a slate roof. Internally the accommodation is bright, contemporary, spacious, versatile. There are oak doorways throughout. Externally, pillared entrance which leads onto a brick paved driveway allowing parking/turning space & access to the attached garaging with electric door and the gardens are landscaped with ease of maintenance in mind. This is certainly a property that needs to be viewed internally to be fully appreciated.



## GROUND FLOOR

Front door to HALL, polished tiled flooring, cupboard under stairs. SITTING ROOM a carpeted double aspect room with French doors leading onto the terrace. KITCHEN/DINING ROOM a double aspect through room, the dining end features French doors which lead to the garden, there is polished tiled flooring throughout, the kitchen area is separated by a peninsular breakfast bar. This is in a cream shaker style and there are polished granite black work surfaces incorporating 1½ bowl moulded sink, mixer tap, range of matching wall mounted cupboards, fitted appliances include Beko fridge and freezer, Beko microwave/grill, washing machine, dishwasher, AEG 5 ring gas hob, oven & extractor hood. Wine chiller. BEDROOM 3 a double aspect room with French doors leading to the garden, carpeted. EN-SUITE SHOWER ROOM, arranged on a 'Jack and Jill' basis, with separate door leading back to the hall, oversized shower cubicle with drench shower, tiled surround and glass screen, low level w/c, wash hand basin, vanity cupboard beneath, illuminated wall mirror above, low level w/c, heated towel rail/radiator, tiled flooring and walls, extractor fan. From the entrance hall a glass and oak staircase rises to:

## FIRST FLOOR

LANDING. BEDROOM 1 French doors, opening onto Juliet balcony. EN-SUITE SHOWER ROOM, oversized shower cubicle, drench and hand held shower units, low level w/c, wash hand basin, vanity cupboard, illuminated wall mirror, heated towel rail/ radiator, tiled walls and floor, extractor fan. BEDROOM 2, It may be possible to sub-divide the room into 2. FAMILY BATHROOM panelled bath, low level w/c, wash hand basin, vanity cupboard, illuminated wall mirror, heated towel rail/radiator, tiled floor and walls, extractor fan, STUDY/DRESSING ROOM (without window)

## OUTSIDE

To the front, there is an area of level lawn and steps lead up from the driveway to a raised TERRACE and glass measuring about 39' x 12'. There is external lighting, sockets and water tap. Pedestrian access to the right of the property leads to a REAR GARDEN with pathway and steps leading up to a further level lawn, the garden has close boarded fencing on 3 sides, which is therefore child and/or dog friendly.

## DIRECTIONS

Leaving Barnstaple on the A39 at the roundabout nearest to the hospital bear right towards the hospital itself but turn immediately left onto the Roborough road, this eventually bears round to the right where the property will be found on the left hand side, set back from and above the lane.

## SERVICES

Mains electricity, water, private sewage treatment plant, LPG central heating, underfloor to ground floor & by radiators on the first (underground tank) heating is supplemented by solar panels.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			74
(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	

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Approximate Gross Internal Area = 149.2 sq m / 1604 sq ft  
 Garage = 21 sq m / 226 sq ft  
 Total = 170.2 sq m / 1830 sq ft

**First Floor Plan**

- Bedroom 3: 3.89 x 3.45 (12'9" x 11'4")
- Bedroom 2: 7.70 x 3.51 (25'3" x 11'6")
- Study / Dressing Room: 2.16 x 1.30 (7'1" x 4'3")
- 2.18 x 1.68 (7'2" x 5'6")
- 2.90 x 3.45 (9'6" x 11'4")

**Ground Floor Plan**

- Garage: 5.66 x 3.48 (18'7" x 11'5")
- Dining Room / Kitchen: 7.65 x 3.45 (25'1" x 11'4")
- Hall: 4.75 x 2.18 (15'7" x 7'2")
- Bathroom: 2.59 x 2.18 (8'6" x 7'2")
- Bedroom 1: 5.94 x 3.45 (19'6" x 11'4")
- Sitting Room: 4.95 x 3.48 (16'3" x 11'5")
- Porch

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID406250)