



35, Greenmeadow Drive



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Barnstaple, Devon, EX31 4HT

Local amenities, Barnstaple town centre and North Devon hospital are within easy access.

A 3-bedroom semi-detached house with solar panels, a 4 kW battery & an electric car charging point. No Onward Chain

- No Onward Chain
- Modern Bathroom
- Garage & Driveway
- Planning Permission to convert garage and extend
- Council Tax Band C
- 3 Double Bedrooms
- Re-fitted Kitchen with AEG Appliances
- First Floor Triple Glazing
- Solar panels with 4kW battery & electric vehicle charging point
- Freehold

Guide Price £283,500

SITUATION & AMENITIES

A popular residential area on the fringe of Barnstaple. Pilton Village, with the NDDH within a healthy walk, and the town centre about 1 mile away. Nearby there are Public footpaths leading to the North Devon Hospital, open countryside, ideal for dog walking and rambling. As the regional centre for North Devon, Barnstaple provides excellent shopping facilities including retail parks, entertainment, further education establishments, hospital and branch line station with regular services to Exeter and connecting services beyond, including London. The North Devon Link Road (A361) gives easy access to the M5 Motorway at Junction 27 and Tiverton Parkway, which between them offer fast road and rail links to the rest of the country.

DESCRIPTION

With a tiled roof, solar panels, a 4kW battery, and an electric vehicle charging station, this semi-detached home features painted rendered elevations, double glazing on the ground floor, and triple glass on the first floor. Additionally, the property benefits from planning permission to enlarge and convert the garage, which was granted on June 8, 2023, under Planning Reference 77015. Currently, the ground level accommodations include a kitchen, living/dining area, and entrance hall. Three double bedrooms and a contemporary bathroom are located on the first level. There is a single garage with an up-and-over door at the front of the property, driveway parking for one car, and a small grass area with room to add another parking space (permission may be needed for this). The property's side provides access to the back garden. With two terraces, one featuring a pergola and stocked borders, and a flat lawn, the garden is completely enclosed.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with tile effect flooring, stairs to FIRST FLOOR LANDING. Sliding door leading into the KITCHEN, continuation of flooring from the hallway with a window to the front overlooking the GARDEN. Modern kitchen with matching wall and base units with space for white goods, integrated AEG electric fan oven and 4-ring gas hob with extractor over, tiled splashback, mirror chip worktops, inset 1 ½ sink and drainer with mixer tap, and pull-out larder unit. LOUNGE/DINER with sliding doors leading out to REAR GARDEN, fitted carpet, and understairs CUPBOARD.

FIRST FLOOR

First floor landing, window to side, fitted carpet, loft access via hatch, AIRING CUPBOARD housing Glow-worm combination gas boiler, slatted shelving. BEDROOM 1 - a double room with window to front overlooking neighbourhood green space. BEDROOM 2 - a double room with window overlooking rear garden, fitted carpet. BEDROOM 3 - a further double room with window to front, fitted carpet. BATHROOM: a 4-piece white suite comprising a panelled bath with mixer tap, a wall-mounted hand wash basin, a dual flush WC, a separate shower, vinyl flooring, partly moisture panelled walls, an extractor fan, inset downlighting, a heated towel rail, and an opaque window to the rear.

OUTSIDE

At the front of the property there is driveway parking for 1 car, a small LAWNED AREA with scope to create additional parking space, and a SINGLE GARAGE. Pathway with gated access to enclosed REAR GARDEN with 2 SUN TERRACED AREAS, central pathway and level LAWN, stocked borders.

SERVICES

Mains water, drainage, electricity, solar panels with 4kW battery and electric vehicle charging point, Glow- worm combination gas boiler (recently installed).

According to Ofcom, ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: checker.ofcom.org.uk

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

DIRECTIONS

What3Words: ///march.shower.veal

From Pilton Causeway continue through the traffic lights passing the Garage on your right hand side. Take the next right hand turning onto Raleigh Road. Continue along this road taking the right hand turning into Greenmeadow Drive, where No.35 will be found on your left hand side with a numberplate and For Sale board clearly displayed.



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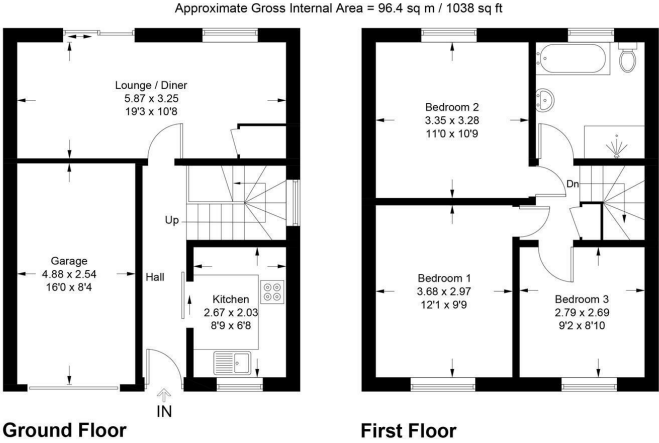
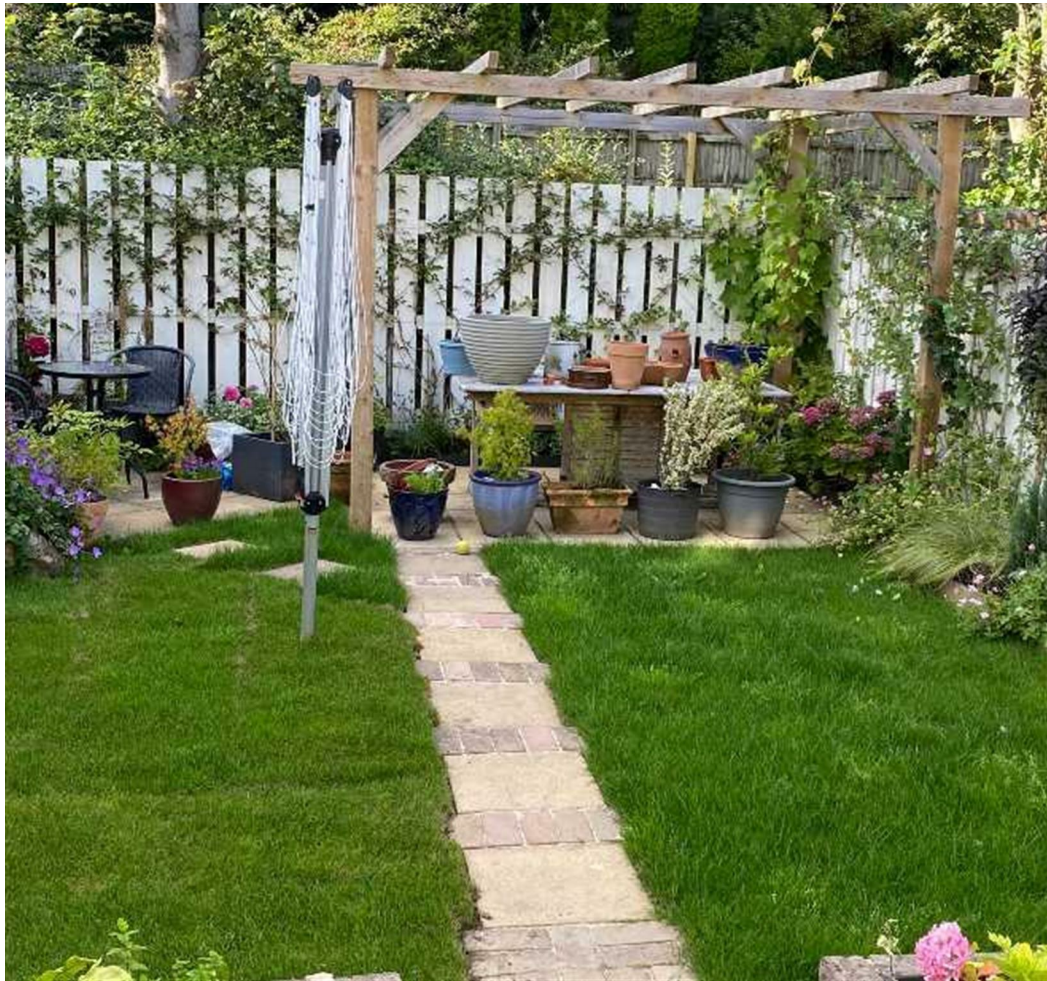
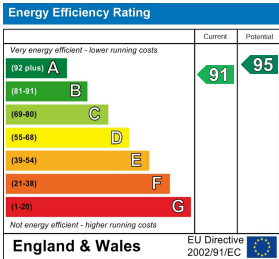


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