



29 South Hayes Copse, Barnstaple, EX32 0UZ

Offers In The Region Of £425,000

Are you searching for a modern and spacious property nestled in the picturesque Devon countryside? Look no further than this detached gem, complete with 4 bedrooms, a single garage and two inviting reception rooms perfect for entertaining. Being sold with No onward Chain.

Description

Are you searching for a modern and spacious property nestled in the picturesque Devon countryside? Look no further than this detached gem, complete with 4 bedrooms, a single garage and two inviting reception rooms perfect for entertaining. The four double bedrooms and family bathroom provide ample space for a growing family, while the dream-worthy kitchen/diner and useful utility room will check off many of your boxes. This peaceful and idyllic locale is the ideal setting for a tranquil lifestyle. Schedule a viewing today to experience it for yourself.

This charming area is the perfect place to call home, whether you're raising a family or seeking some serenity. The breathtaking walks here are not to be missed, and Barnstaple is just a short drive away. The local school boasts a top rating, ensuring your children will receive an excellent education. Plus, a nearby shop and pub provide convenient amenities within walking distance. We wholeheartedly recommend this area and are confident you'll fall in love with this property at first sight.

As you approach the property, you'll notice its tucked-away position and ample brick-paved drive, providing plenty of parking. The garage features up-and-over doors, ample storage space for your vehicles, and light and power connections.

Upon entering the home, you'll be struck by the sense of light and space on offer. The entrance hall leads to the capacious living room, a perfect space for cozy family evenings in front of the TV. The double doors open into the dining room, which can be left open or closed depending on the occasion. Hosting dinner parties is a breeze in this room, with plenty of space for a large dining table and patio doors leading to the rear garden, ideal for summer entertaining.

The impressive kitchen/breakfast room is perfect for cooking up a storm while entertaining guests. This area is also an ideal spot for the family to plan their day ahead, with built-in appliances that maintain a sleek, stylish, and modern aesthetic. The convenient utility room features a separate sink and drainer and ample storage space, with a separate exit to the rear garden that's ideal for pet owners. There's also a handy ground-floor W.C.

Upstairs, you'll find four well-proportioned bedrooms, all of which are spacious and inviting. The master bedroom features its own en-suite shower room and large wardrobes that minimize storage clutter. The family bathroom is also generously sized for a comfortable family living.

The garden boasts ample lawn space and is the perfect spot for basking in the sunshine or hosting outdoor gatherings. The personnel door to the garage and side access to the front offer added convenience.

Lounge 16'0" x 11'6" (4.9 x 3.52)

Dining Room 8'8" x 11'6" (2.65 x 3.52)



Kitchen 20'0" x 11'8" (6.10 x 3.56)

Utility 5'10" x 5'0" (1.80 x 1.53)

Bedroom 1 13'3" x 11'6" (4.06 x 3.52)

Ensuite

Bedroom 2 15'1" x 8'3" (4.60 x 2.52)

Bedroom 3 8'5" x 8'3" (2.58 x 2.52)

Bedroom 4 10'0" x 8'4" (3.05 x 2.56)

Bathroom 6'9" x 6'2" (2.06 x 1.90)

Outside

To the front of the property there is a drive which could take 3 to 4 cars. To the rear there is a patio area with the remaining garden lawned.

Shared Drive (Right of Way)

29 South Hayes Copse has a private drive and parking but also benefits from an additional piece of land in front of the property which provides access for other properties to access their properties. Further information available from Agent.

Service and Other Information

All mains connected services

Council Tax Band - E

Tenure is Freehold

The property is currently tenanted however the vendors will serve notice when an offer is accepted. For more information please get in touch with the agent.

Ofcom provides the information below:
Broadband - Highest Available Speeds - Ultrafast
1000 Mbps 200 Mbps

Mobile coverage:
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Photos of the property are from when the property was empty in 2023.

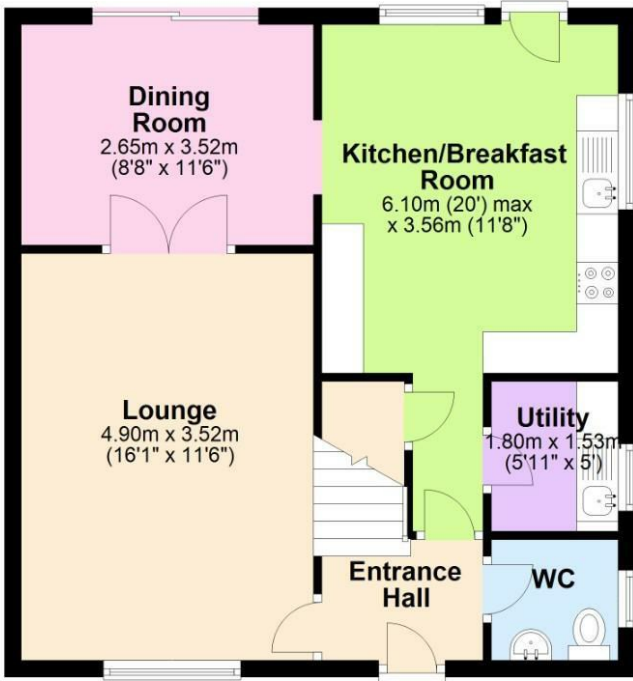
Measurements

All measurements are approximate. While we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance please contact us and we will be pleased to provide further information, particularly if you are travelling some distance to view.

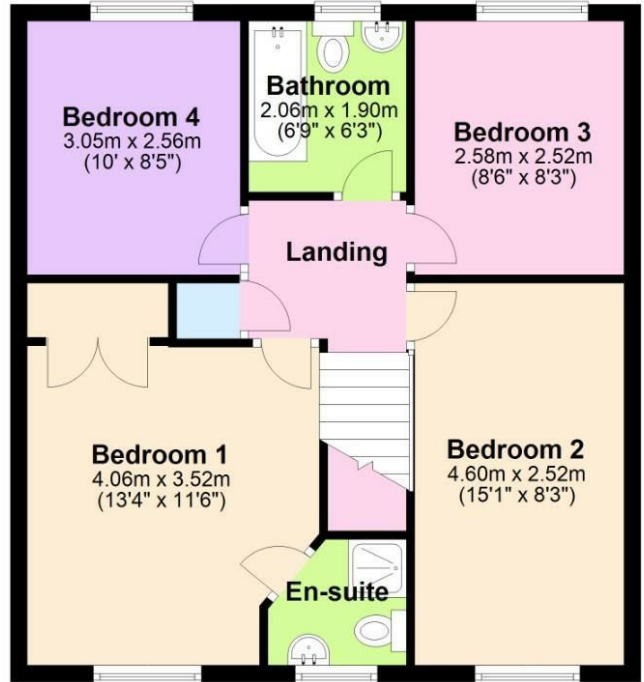
Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan

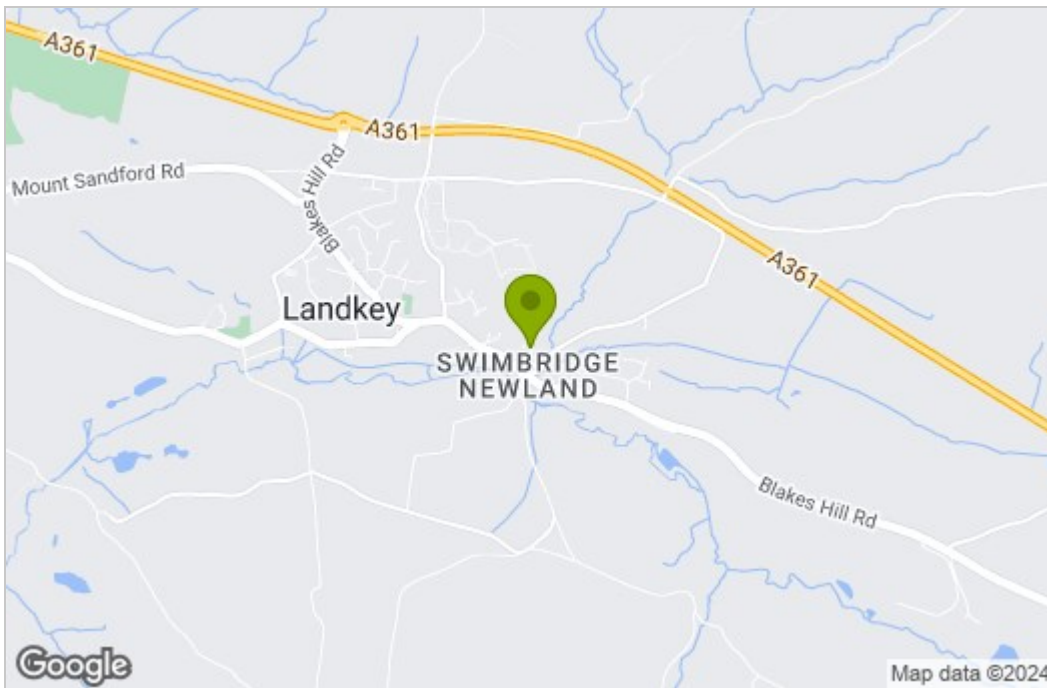


Ground Floor

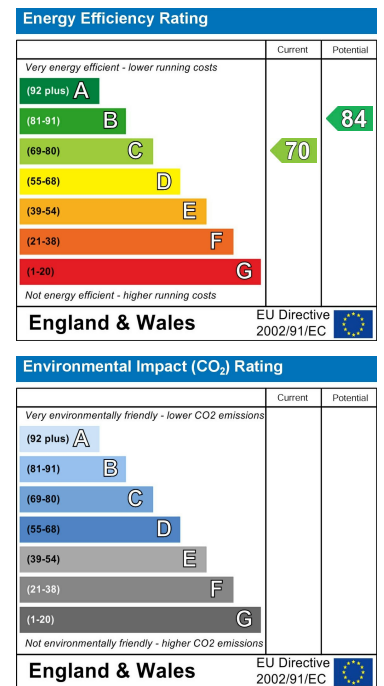


First Floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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