

GROUND FLOOR



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### 3 Bed Bungalow - Detached

21 Chichester Road, Barnstaple, EX32 9EH

Guide Price

**£415,000**

- NO CHAIN
- First Time On Market In 50 Years
- Newly Installed Combi Boiler
- Recently Refurbished
- Large Kitchen Diner
- Single Garage & Large Driveway
- Situated in Large Plot
- Three Double Bedrooms
- Sought After Residential Location

### Directions

From Barnstaple proceed up Newport Road turning right at the traffic lights into South Street, proceed along South Street over a mini roundabout passing the turning to Park School on the right. Take the next left hand turn, keep left handed into Chichester Road, follow the road around and 21 Chichester Road will then be seen on the left hand side identified by a Phillips Smith & Dunn 'For Sale' board.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Hallway

### Kitchen Diner

5.68m x 3.40m (18'7" x 11'1")

### Living Room

5.43m x 3.65m (17'9" x 11'11")

### Dining Room

3.15m x 3.35m (10'4" x 10'11")

### Bedroom 1

5.70m x 2.79m (18'8" x 9'1")

### Bedroom 2

3.31m x 4.24m (10'10" x 13'10")

### Bedroom 3

3.60m x 3.01m (11'9" x 9'10")

### Bathroom

1.71m x 1.77m (5'7" x 5'9")

### WC

1.71m x 0.81m (5'7" x 2'7")

### Garage

## Property Description

Situated within a sought-after residential location, this recently refurbished three-bedroom detached bungalow occupies a generous plot and is offered to the market with no onward chain. The property has been refreshed throughout to provide light, well-proportioned accommodation making it ideal for a range of buyers. Recent improvements include fresh internal decoration, new carpets, and a newly fitted bathroom and separate WC, creating a clean, modern interior ready for immediate occupation. A newly installed combi boiler provides reassurance of an efficient and reliable heating and hot water system.

The accommodation is centred around a spacious kitchen/diner, well suited to everyday living and entertaining. This is complemented by a separate living room and dining room, offering flexibility depending on individual requirements.

There are three comfortable double bedrooms, all enjoying good levels of natural light.

Externally, the bungalow sits within a large plot, offering attractive garden space and excellent potential for extension or reconfiguration, subject to the necessary planning permissions. The east-facing garden enjoys sunshine for much of the day, making it ideal for outdoor relaxation and dining. Further benefits include a single garage and a large driveway providing ample off-road parking; suitable for motorhomes or caravans alike.

## Surrounding Area

Chichester Road is situated within the well-regarded area of Barnstaple, a popular and established residential location known for its quiet surroundings and convenient access to local amenities.

The property is well positioned for a range of everyday facilities, including local shops, schools, and healthcare services, all within easy reach. Barnstaple town centre is readily accessible, offering a wider selection of retail outlets, cafés, restaurants, and leisure facilities, along with the Pannier Market.

The area benefits from good transport links, with convenient access to the A361 North Devon Link Road, providing connections to Tiverton, the M5 motorway, and beyond. Barnstaple railway station offers direct services to Exeter, making the location suitable for commuters.

For outdoor enthusiasts, the surrounding area provides access to coastal and countryside walks, with North Devon's renowned beaches, including Saunton, Croyde, and Woolacombe, all within comfortable driving distance. The nearby Tarka Trail also offers scenic walking and cycling routes.

Overall, the location combines the advantages of a quiet residential setting with excellent accessibility to both town amenities and the wider North Devon coastline.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

