Light and bright 4 bed. family house

23 Highgrove, Barnstaple, EX31 3SX

Offers In The Region Of

£379,000

PhillipsSmith&Dunn
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Spacious, light and bright detached 4 bed. family home, garage and garden.

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A most spacious, light and bright, well-designed 4-bedroom, 2-bath/shower rooms, modern, (2019) detached family home with garage and garden and off-road parking set on this well-regarded development by Pearce Homes to the south side of Barnstaple.

Within a half mile or so of the property is access on to the A39/A361 North Devon Link Road, as it runs between Barnstaple and Bideford, and close by are a wide variety of shops, supermarkets, schools, both senior and primary, pubs, restaurants and the like.

Barnstaple overall has a wide range of business and leisure facilities, with the town having a recently opened leisure centre, tennis courts, together with live theatre, cinema, and a wide variety of out-of-town stores.

To the west, at Instow, Saunton, Croyde and Putsborough is the softer North Devon coastline, with sandy beaches, surfing, sailing, fishing. To the north is the rocky coastline, around Lynton and Lynmouth and across Exmoor to Minehead and Porlock.

From Barnstaple, there is the Tarka Rail Line, which runs through to the Cathedral City of Exeter, with its link from there to the mainline station, although many people prefer to drive on the A361 North Devon Link road through to Tiverton where there is the M5 motorway, at Junction 27, and also the Parkway railway station, from journey times to London Paddington, are approximately two hours' distance.

DETAILS

This well presented family home benefits from full double glazing, gas central heating and the balance of an NHBC warranty.

Close by are a choice to 2 grassed areas with childrens play apparatus and walks to various parts of the town and its facilities.

The house only come for sale owing to the sellers decision to change area. A new home has been identified and is vacant.

Council Tax - Band E

EPC Rating - Band B

Services - All mains connected.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-

Entrance Hall
Stairs of to first floor

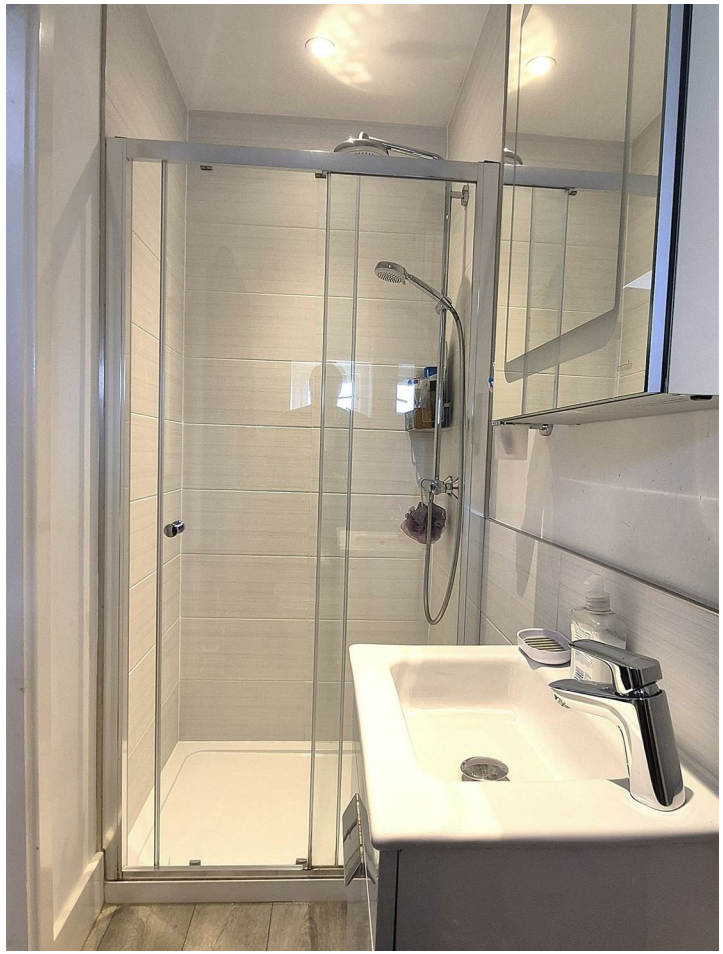
Cloakroom 2 x 0.97 (6'6" x 3'2")
Vanity unit with double cupboard under, low level wc, part tiled.

Living Room 5.557 exc bay x 4.011 (18'2" exc bay x 13'1")
Bay window, radiator and opening into

Kitchen/Dining Room 6.650 x 3.765 (21'9" x 12'4")
Double bifold doors opening to garden patio. Range of fitted floor and wall units with inset Bosch double oven, Bosch 4 ring hob abd extractor hood over, low tiled splashback, 1.5 bowl stainless steel sink unit with mixer tap and boiling water tap. Integrated dish washer and space for tall fridge/freezer. Recessed ceiling lighting.

Landing
Door to large airing cupboard with some shelving, Access to loft trap, drop down ladder, some boarding and light

Bedroom 1 3.68 min x 3.15 (12'0" min x 10'4")
Plus bay window. Recessed double wardrobe with pair of sliding mirrored doors to front. radiator



En Suite Shower Room
Fully tiled shower cubicle with drench head and also hand held shower heads, wash hand basin, shave socket, low level wc.

Bedroom 2 4.095 x 3.129 (13'5" x 10'3")
Overlooking rear garden, radiator.

Bathroom 2.06 x 2.04 (6'9" x 6'8")
Panelled bath with central control and set in tiled surrounds, digital shower over bath and shower screen, vanity unit with mixer tap and 2 drawers under, shaver socket, low level wc. chrome towel rail/radiator.

Bedroom 3 3.393 x 2.730 min (11'1" x 8'11" min)
Overlooking rear garden, radiator.

Bedroom 4/Office 3.39 x 2.73 (11'1" x 8'11")
Door to deep storage cupboard, radiator.

Attached Garage 6.2 x 2.89 (20'4" x 9'5")
Up and over door, personal door to rear and garden. Worktops with space under and plumbing for wash machine and seperate drier point. eaves storage space. Worcester central heating boiler

Off Road Parking
2 spaces of the estate road adjoining the garage

Garden
Excellent sized fully enclosed level rear garden with terrace outside the kitchen/diner bifold doors and a seperate raised timber deck area. Flower borders.

DIRECTIONS

From the A39 roundabout at Roundswell take the road into Barnstaple and at the first roundabout take the third exit passing between Sainsburys and Lidl supermarkets. At the end turn right towards the crematorium. Pass by and take the next left into Sandringham Gardens. Pass the childrens paly are to the left and after rounding the next bend take a left turn. This road then becomes Highgrove. Take the first right turn at number 21 and having turned the corner no 27 is to your immediate left, Using what3words free app for mobile phones use the 3 words ///lobby.senior.shows

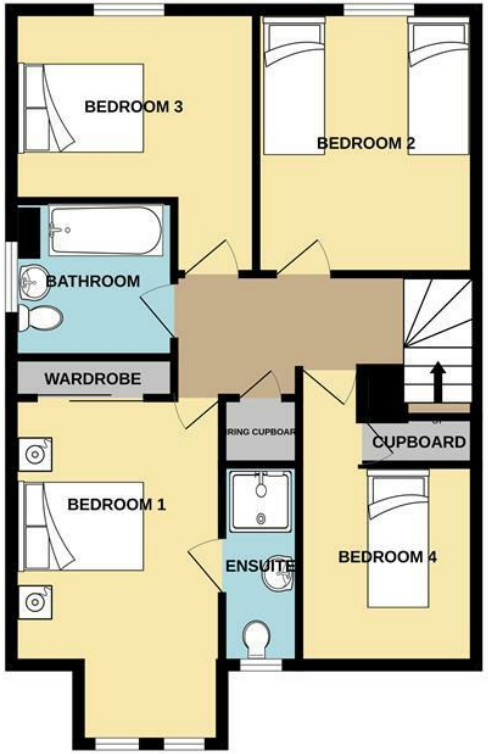
VIEWING

By appointment through Phillips, Smith & Dunn Barnstaple Office 01271 327878 Out of hours Michael Challacombe 0790 445204

method

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



HIGHGROVE, 23, BARNSTAPLE, EX31 3SX

TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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