



**10 Hayne Park, Barnstaple, EX32 8DT**

**£250,000**

No onward chain – a fantastic family home, three-bedroom home with three good-sized bedrooms, extended kitchen/dining area, spacious living room, garage with boarded loft storage, generous front garden and private rear patio, all set within a quiet cul-de-sac close to local amenities and easy access to the Link Road.

### Description

Positioned within a quiet cul-de-sac, this well-presented three-bedroom home enjoys a particularly generous front garden, a more private rear patio garden, and the added benefit of being offered to the market with no onward chain. Despite its tucked-away setting, the property remains conveniently placed for local amenities and provides straightforward access onto the Link Road, making it well suited to those needing to travel across North Devon and beyond.

The accommodation is well proportioned throughout and includes a spacious dual aspect living room alongside a kitchen which has been extended to create a useful dining area. This makes for a sociable everyday space, with doors opening directly onto the rear patio and providing a natural connection between the house and garden. A downstairs WC adds further practicality.

Upstairs are three good-sized bedrooms, giving the property a particularly practical layout for families, guests or those needing space to work from home, together with a shower room.

Outside, the front garden is a real feature of the property and is notably larger than the rear, providing an attractive approach to the house. There is also side access leading through to the rear garden. The rear is smaller but more private, predominantly arranged as a patio area which works particularly well for outdoor seating and entertaining. There is also an outside store together with a small cellar-style storage area.

The property further benefits from an integral garage, which provides additional parking or storage and has the advantage of a boarded loft space above, offering useful further storage.

With its quiet cul-de-sac position, generous front garden, three good-sized bedrooms, extended kitchen/dining space, garage and excellent access to local amenities and transport links, this is a practical and comfortable home with plenty to offer a range of buyers. Available with no onward chain.

Lounge 19'9" x 10'6" (6.04 x 3.21)



Kitchen / Diner 21'2" x 11'2" (6.46 x 3.42)



### WC

Bedroom 1 10'0" x 12'2" (3.05 x 3.71)



Bedroom 2 9'7" x 10'0" (2.93 x 3.06)



Bedroom 3 8'0" x 10'2" (2.45 x 3.11)



Shower Room 6'10" x 5'8" (2.10 x 1.74)



Garage 7'10" x 15'6" (2.40 x 4.74)

#### Information

Age - Approx 1970's

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - TBC

Seller's position - No onward chain

High Street - 0.6m

Supermarkets - 0.07m - 0.5m

Infant, Primary, Secondary Schools and North

Devon College - 0.3m - 1m

Barnstaple Train Station - 0.75m

#### Note

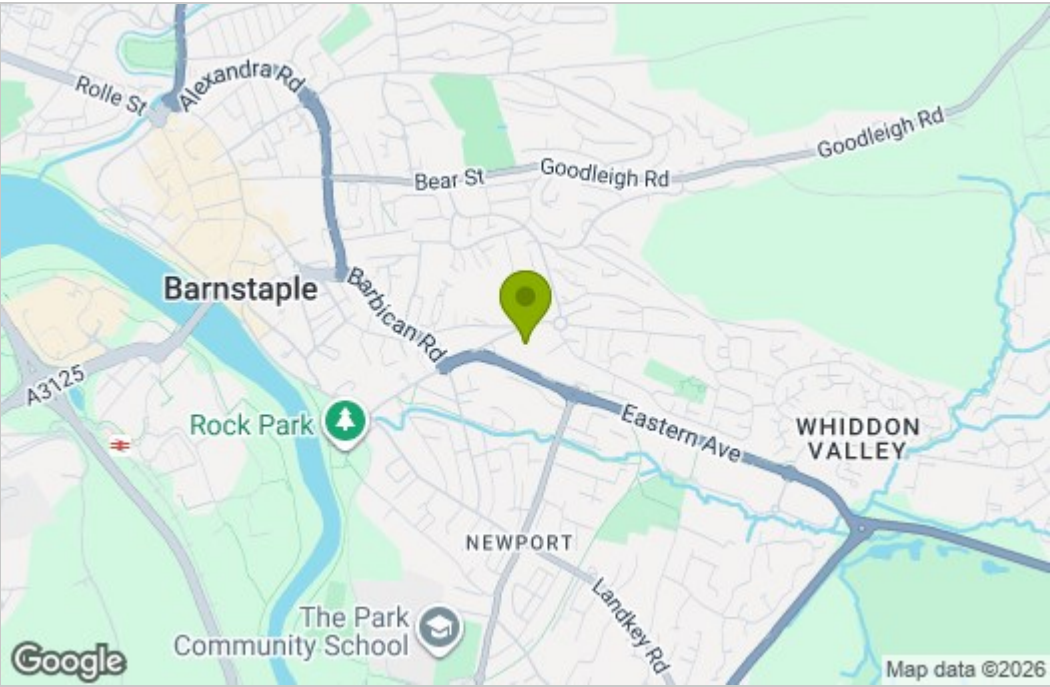
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

Floor Plan

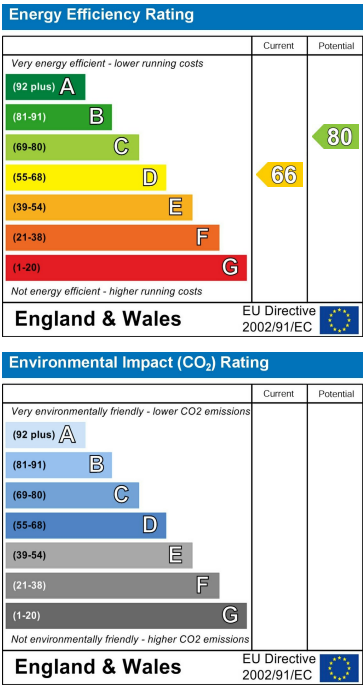


10 Hayne Park, Barnstaple

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 firms employment has the authority to make or give any representation or warranty in respect of the property.