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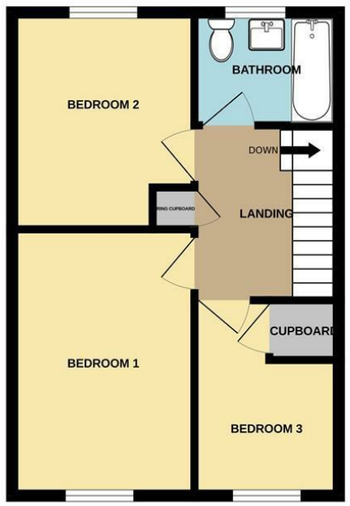
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GROUND FLOOR



1ST FLOOR



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Directions

Head out of Barnstaple along Bear Street towards the direction of Goodleigh and Bratton Fleming, proceed to take the scenic route following this road for some time upon reaching the village of Bratton Fleming. Proceed through the village taking the first major left turning into Furze Park Road, follow the road as it veers to the right and as it begins to incline, pass Homer Close and No 109 is situated on your left hand side.

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

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or email barnstaple@phillipsland.com

Guide Price

Three Bed Semi Detached House in Rural Village

£230,000

109 Furze Park Road, Bratton Fleming, Barnstaple, EX31 4TA

- OWNED SOLAR PANELS WITH 6kWh BATTERY STORAGE
- RURAL VILLAGE LOCATION
- TWO DOUBLE BEDROOMS & SINGLE
- GARAGE & DRIVEWAY PARKING
- OIL FIRED RAYBURN
- LOW MAINTENANCE GARDEN

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Property Description

The accommodation begins with an entrance porch leading into a generously proportioned living room, offering ample space for family seating and benefiting from useful understairs storage. To the rear, the kitchen/dining room provides a sociable space for everyday living, featuring a range of fitted units, worktop space and room for a dining table. A particular feature is the oil-fired RAYBURN, adding character and practicality to the kitchen.

On the first floor, the landing provides access to three bedrooms, comprising two comfortable double bedrooms and a single bedroom, ideally suited as a child's bedroom, nursery or home office. The family bathroom is fitted with a white suite comprising a bath with overhead shower, wash hand basin with vanity storage and WC.

Externally, the property benefits from driveway parking and an adjoining garage with power and lighting, whilst the enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn, a paved seating area and timber pergola.

Combining practical family accommodation with energy-efficient features and an attractive village setting, this property presents an excellent opportunity for buyers looking to enjoy village life within easy reach of Barnstaple.

Services

Mains - Water, Electric, Drainage
Oil - AGA
Solar Panels & Battery

Council Tax band

B

EPC Rating

Tenure

Freehold

Viewings

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





Outside & Surrounding Area

To the front of the property, a driveway provides off-road parking and access to the adjoining single garage, which benefits from power and lighting, offering useful storage or workshop potential. An additional gravelled area provides an attractive, low-maintenance frontage.
The enclosed rear garden has been thoughtfully arranged to provide an enjoyable outdoor space with minimal upkeep. Predominantly laid to artificial lawn, the garden features a paved seating area with timber pergola, creating an ideal setting for outdoor dining and entertaining during the warmer months. Timber fencing provides enclosure, making the space particularly suitable for families.

Bratton Fleming is a charming and established North Devon village surrounded by picturesque countryside, offering a peaceful rural lifestyle whilst remaining conveniently positioned for access to Barnstaple. The village benefits from a primary school, village shop and post office, church and community facilities, making it an appealing location for families and those seeking a welcoming village environment.
The regional centre of Barnstaple, approximately 7 miles away, provides an extensive range of shopping, educational and leisure facilities, together with supermarkets, restaurants and transport connections. The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, whilst Exmoor National Park and North Devon's renowned coastline are also within easy reach.

Room list:

Porch

Living Room
4.44m x 4.83m (14'6" x 15'10")

Kitchen Diner
2.70m x 4.83m (8'10" x 15'10")

Landing

Bedroom 1
3.98m x 2.69m (13'0" x 8'9")

Bedroom 2
3.20m x 2.69m (10'5" x 8'9")

Bedroom 3
2.78m x 2.04m (9'1" x 6'8")

Bathroom
1.67m x 2.03m (5'5" x 6'7")

Garage
4.87m x 2.44m (15'11" x 8'0")

