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GROUND FLOOR



1ST FLOOR



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Directions

Head out of town in an easterly direction proceeding past Taw Garages heading towards Newport. Driving along Eastern Avenue passing the first roundabout by the Ford garage, proceeding until you reach a further roundabout taking the second exit onto Hollowtree Road. As the road inclines you will need to turn left at the lights onto Landkey Road. Proceed on this road taking the 4th left into St Johns Lane and then take a right turn into Fairacre Avenue. Proceed on this road through the main estate as you pass

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or email barnstaple@phillipsland.com

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Detached Three Bedroom House

69 Fairacre Avenue, Barnstaple, EX32 9LP

Guide Price

£310,000

- NO ONWARD CHAIN
- GAS COMBI BOILER
- POPULAR RESIDENTIAL AREA
- THREE BEDROOM DETACHED
- SINGLE GARAGE & DRIVEWAY
- AMENITIES CLOSE-BY
- ENSUITE SHOWER ROOM
- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN DINER





Property Description

Upon entering, a welcoming entrance hall provides access to the ground-floor accommodation, with a useful cloakroom/WC and stairs rising to the first floor.
The living room is a generous and comfortable reception space, with two windows allowing plenty of natural light into the room. Fresh neutral decoration and newly fitted carpet create a bright and welcoming feel, providing an excellent blank canvas for a new owner to furnish and personalise to their own taste.
To the rear is the spacious open-plan kitchen/diner, providing a sociable setting for cooking, dining and entertaining. The kitchen is fitted with a comprehensive range of wall and base units providing ample cupboard and worktop space, together with a fitted electric oven, gas hob and fridge freezer. There is also a stainless-steel sink beneath the window and space for additional appliances.
The dining area comfortably accommodates a family dining table and benefits from large glazed sliding doors opening directly onto the rear garden. This allows plenty of natural light into the room and creates an excellent connection between the indoor and outdoor spaces, particularly during the warmer months.
On the first floor are three bedrooms, with the principal bedroom benefiting from its own ensuite shower room. The second bedroom provides another comfortable bedroom, while the third offers a versatile space suitable as a child's room, guest bedroom, nursery or home office. A separate family bathroom completes the first-floor accommodation.
The property further benefits from double glazing and gas-fired central heating, with the combination boiler understood to be approximately three years old.
With its generous living room, open-plan kitchen/diner, three bedrooms, two bath/shower rooms, fresh decoration and newly fitted carpets, the property offers comfortable and versatile accommodation ready for its next owner to move into and make their own.

Services
All Mains Services Connected

Council Tax band
D

EPC Rating
C

Tenure
Freehold

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



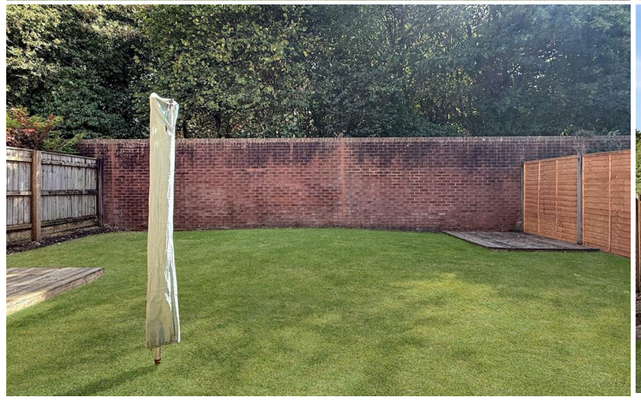


Outside & Surrounding Area

To the front, a private driveway provides off-road parking for two vehicles and leads to the single garage. Established hedging along the front boundary provides screening and creates a pleasant approach to the property.
The garage is fitted with an up-and-over door and benefits from power, together with a separate side door, making it useful for secure parking, storage, bikes or workshop space.
To the rear is an enclosed south-facing garden, accessed directly from the kitchen/dining area. A paved patio immediately adjoining the property provides an ideal space for outdoor seating, dining or entertaining, while the remainder is predominantly laid to lawn, creating a practical and easily maintained outside space.
The garden is enclosed by fencing and a substantial brick boundary wall, creating a defined and usable outdoor area with plenty of scope for a new owner to personalise with planting or landscaping.
Fairacre Avenue is situated within a popular residential area of Barnstaple, conveniently placed for local schools, shops and bus stops, making it a practical location for everyday living.
With a south-facing garden, garage, parking for two vehicles and no onward chain, the outside space and location complement the accommodation particularly well and add to the overall appeal of this detached family home.









Room list:

Entrance Hall

WC

Kitchen Diner
2.62m x 6.46m (8'7" x 21'2")

Living Room
4.18m x 4.34m (13'8" x 14'2")

Bedroom 1
3.65m x 3.27m (11'11" x 10'8")

Ensuite Shower Room
1.51m x 2.04m (4'11" x 6'8")

Bedroom 2
2.67m x 3.11m (8'9" x 10'2")

Bedroom 3
2.26m x 2.26m (7'4" x 7'4")

Bathroom
2.26m x 2.00m (7'4" x 6'6")

Garage
5.33m x 2.64m (17'5" x 8'7")