



Merok


STAGS

Merok

Landkey Road, Barnstaple, Devon, EX32 9BW

Local amenities and Barnstaple town centre within easy access

An attached single storey period property situated within easy reach of all amenities

- Deceptively spacious
- 2 Double Bedrooms
- South facing courtyard garden
- Single garage
- Walking distance to amenities
- Freehold
- Council Tax Band C

Guide Price £275,000

SITUATION

Merok is located on the South-East side of Barnstaple convenient for local facilities including shops and eateries, public house, regular bus service, Rock Park and riverside walks. There is a children's play area within the park, tennis courts, crown green bowling, basketball, football, skatepark, bike park, footpaths, an outdoor gym and refreshment kiosk. Barnstaple Parkrun takes place in the park every Saturday and Sunday morning.

The property is also within walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail - part of the National Cycle Network, are also within easy access. Barnstaple is the regional centre for North Devon and the town offers an excellent range of facilities catering for retail, leisure/recreation and education. The glorious sandy, surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the north. The nearby North Devon Link Road (A361) provides a fast route to the M5 at Junction 27 (Tiverton) about 34 miles away and Tiverton parkway Mainline Station offers a fast service of trains to London, Paddington, in just over 2 hours. Exeter the Cathedral City, with its International airport, is about 40 miles.



DESCRIPTION

Situated in the ever popular Newport location with amenities within easy reach is this charming and deceptively spacious 2 bedroom single storey attached wing with garage and enclosed South-facing garden.

The well-presented accommodation includes a porch leading to the entrance hall with a useful store cupboard, a good-sized dining room/office/sitting room with access to the kitchen with a range of modern wall and base units with work surfaces over, a tiled surround, integrated appliances including an electric oven, hob, refrigerator, and freezer. An additional door leads to a utility room with space for storage, plumbing for appliances, and a door leading to a rear pedestrian access, garden shed and courtyard. The striking sitting room benefits from an abundance of natural light, high ceilings, a gas fire and patio doors that open to the South-facing garden. There are 2 double bedrooms, whilst the bathroom comprises bath with shower over, pedestal wash hand basin and low level wc.

OUTSIDE

The property is approached via a gravelled garden path with an assortment of plants and shrubs leading to the low maintenance gravelled South-facing garden. The garden and the path continue to the side of the property leading to a patio area with garden shed and the rear door where a gate also gives access to the garage.

SERVICES

All mains services connected.

Gas central heating.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833

