turners



26 Clinton Road

Barnstaple, EX32 9EA

Price Guide £440,000

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Property Description

Offered to the market with no onward chain is this beautifully renovated and extended detached four bedroom family home which is situated in the highly sought-after Newport area of Barnstaple, perfectly positioned between popular and well-regarded primary and secondary schools making it an ideal choice for growing families.

Having undergone a comprehensive renovation throughout the property benefits from re-wiring, new plumbing and a newly installed central heating system, offering stylish modern living with peace of mind.

The accommodation is spacious, bright and versatile. A welcoming entrance leads to a stunning dual-aspect open-plan kitchen, dining and living space which truly forms the heart of the home. The newly fitted kitchen features an extensive range of wall and base units, integrated fridge/freezer, dishwasher and double ovens together with a central breakfast island incorporating a hob with extractor, additional storage and seating space. The dining area is flooded with natural light from a large skylight and French doors opening directly onto the rear patio while the lounge area enjoys a feature wood-burning stove creating a warm and inviting atmosphere. A handy utility room just off the open plan leaving space benefits from additional storage with work top and sink over, space/plumbing for washing machine and tumble dryer.

Further ground floor accommodation includes a newly fitted three piece shower room, with walk in shower and vanity handbasin and WC, along with a versatile large triple-aspect room which could serve as a fourth bedroom or additional reception room.

To the first floor is a bright and open landing which gives access to three double bedrooms. The impressive main bedroom enjoys a triple aspect and an abundance of natural light, while bedroom two benefits from dual-aspect windows and overlooks the rear garden. Bedroom three is another well-proportioned double room with attractive garden views. Completing the accommodation is a superb four-piece family bathroom with vaulted ceiling, comprising a freestanding bath, wall-to-wall walk-in shower, vanity wash basin and WC, enhanced by full wall tiling and Velux roof light.

Outside, the property offers ample off-road parking for several vehicles to the front, together with useful side access and additional storage space. To the rear is a fully enclosed, private south-facing garden featuring a large patio area with outside tap, extensive lawn bordered by mature trees and shrubs, and a charming wild meadow bee garden to the far end. A substantial storage shed is also positioned on hardstanding.

Location

Barnstaple, the largest town in North Devon, is a historic market town known for its blend of rich heritage and modern conveniences. Situated along the River Taw, it serves as a hub for shopping, dining, and entertainment while offering easy access to North Devon's stunning coastline and countryside.

The town boasts a mix of independent shops and national retailers, with the popular Pannier Market being a highlight. Excellent transport links, well-regarded schools, and nearby beaches make Barnstaple an attractive location for families, professionals, and retirees alike.

Directions

From the centre of Barnstaple follow directions towards the A361 (north devon link road). Passing the Taw Motor garage turn left at the roundabout and continue along Eastern Avenue, turning right at the next roundabout onto Hollow Tree road, continue to the traffic lights turning left onto Landkey road. Continue for a short distance turning right into Clinton road, proceed to the end of the road were number 26 will be located on your left hand side.

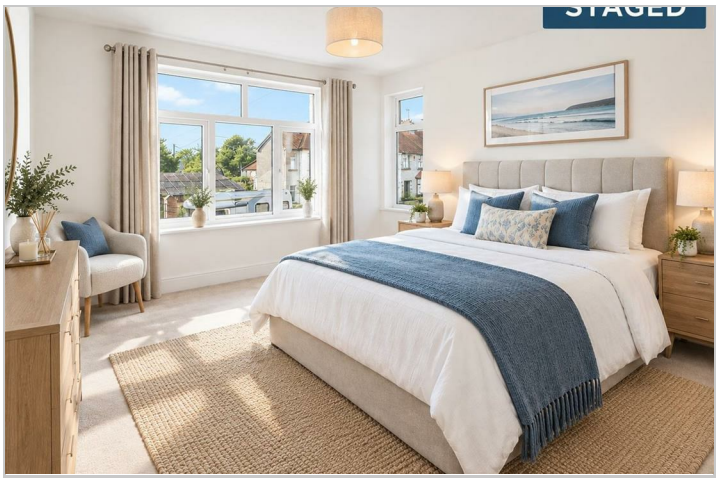
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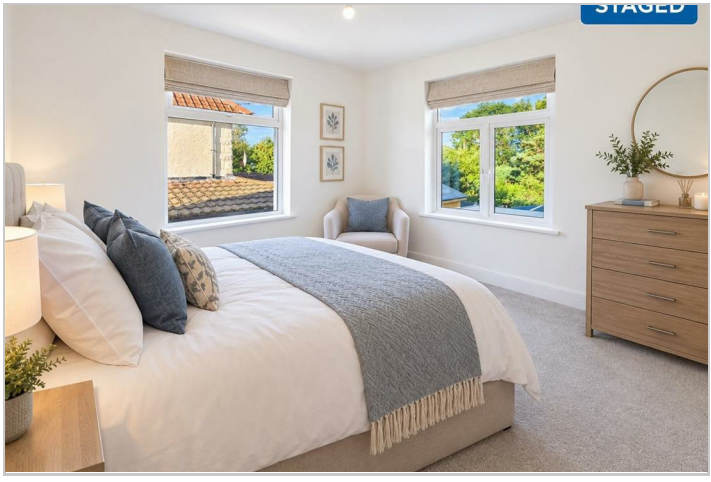
Agent Notes

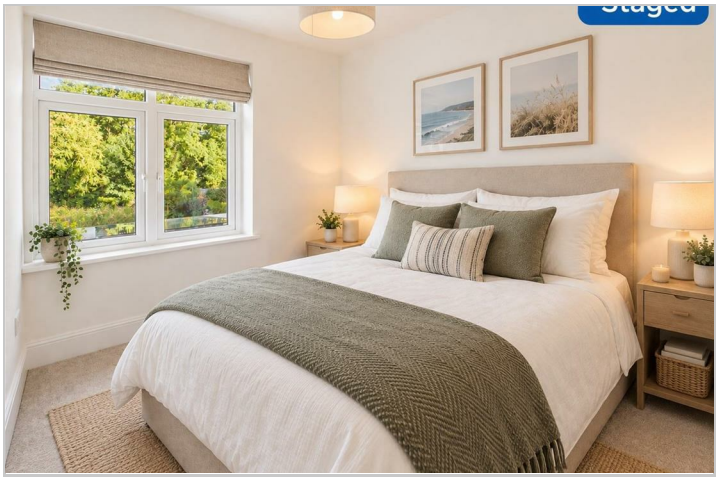
In accordance with the Estate Agents Act 1979. The property is being sold by an employee of Turners Property Centre, who has a beneficial interest in the property and its sale.









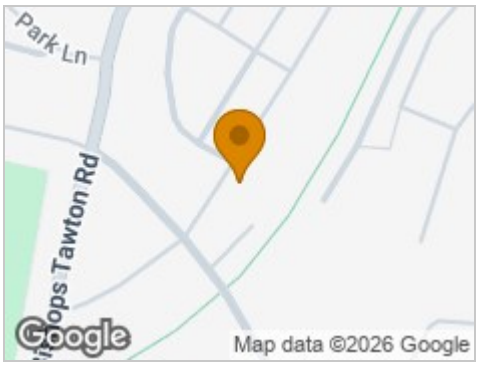








Road Map



Hybrid Map



Terrain Map



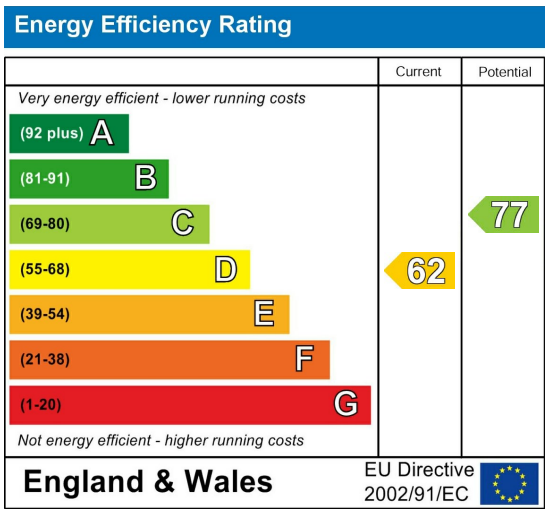
Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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.

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