



4 Brahms Way, Barnstaple, EX32 8AH
Offers In The Region Of £312,950

With NO ONWARD CHAIN, this well-proportioned three-bedroom detached bungalow presents great value for money, sitting in a quiet cul-de-sac within an exceptional and highly sought-after area, enjoying far-reaching views over Barnstaple and beyond. Featuring a conservatory, garage, and driveway parking, it's comfortable as is, with exciting potential to modernise and make it your own.

Description

Spacious Detached Bungalow in a Peaceful, Sought-After Location

Tucked away in a quiet and desirable part of town, this three-bedroom detached bungalow with far reaching views over Barnstaple offers a brilliant blend of comfort, practicality, and exciting scope for modernisation.

Step inside to discover a thoughtfully arranged layout, featuring a bright and airy living room with a charming bay window, a functional galley-style kitchen, and three well-proportioned bedrooms. Two are generous doubles, while the third offers versatility as a guest room, home office, or creative space.

The bathroom is fitted with a classic three-piece suite, including a bath with shower over, toilet, and basin. A surprising bonus is the excellent storage throughout the home—including a substantial storage space beneath the conservatory with it's own secure outside access.

At the rear, a spacious conservatory provides a peaceful spot to relax and unwind, opening out onto a private garden that's ideal for green-fingered buyers or those simply looking for a tranquil outdoor retreat.

Further highlights include driveway parking, a single garage, and low-maintenance front and rear gardens.

This much-loved home is perfectly liveable as it is but also brimming with potential for those looking to put their own stamp on a property. Whether you're downsizing, upsizing, or looking for a project, this could be the one.

Lounge 16'5" x 11'5" (5.01 x 3.49)



Kitchen 10'9" x 7'9" (3.29 x 2.38)



Bedroom 1 12'4" x 11'2" (3.76 x 3.41)



Bedroom 2 10'8" x 9'6" (3.26 x 2.92)



Bedroom 3 10'8" x 6'10" (3.26 x 2.09)



EPC Rating - C 72 - Potential to be B 88
Nearest Bus Stop - 0.1 miles in Walton Way
Seller's position - Vacant with no onward chain

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.

Bathroom



Conservatory 15'6" x 10'2" (4.74 x 3.10)



Garage

Information

Age - 1978

Tenure - Freehold

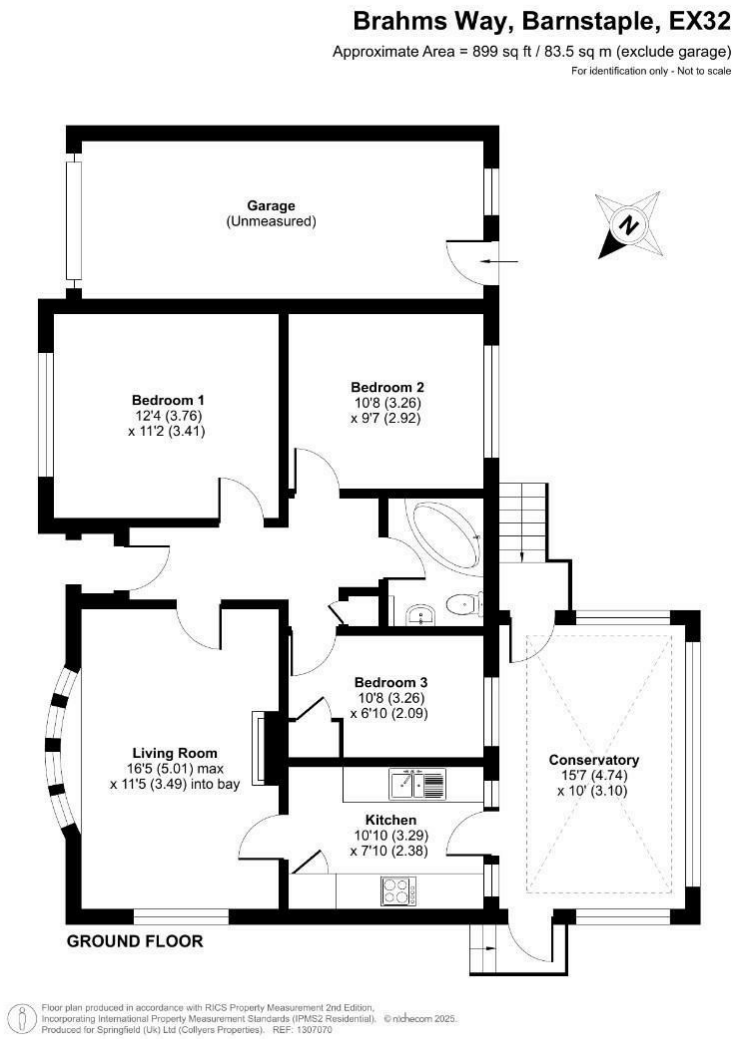
Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

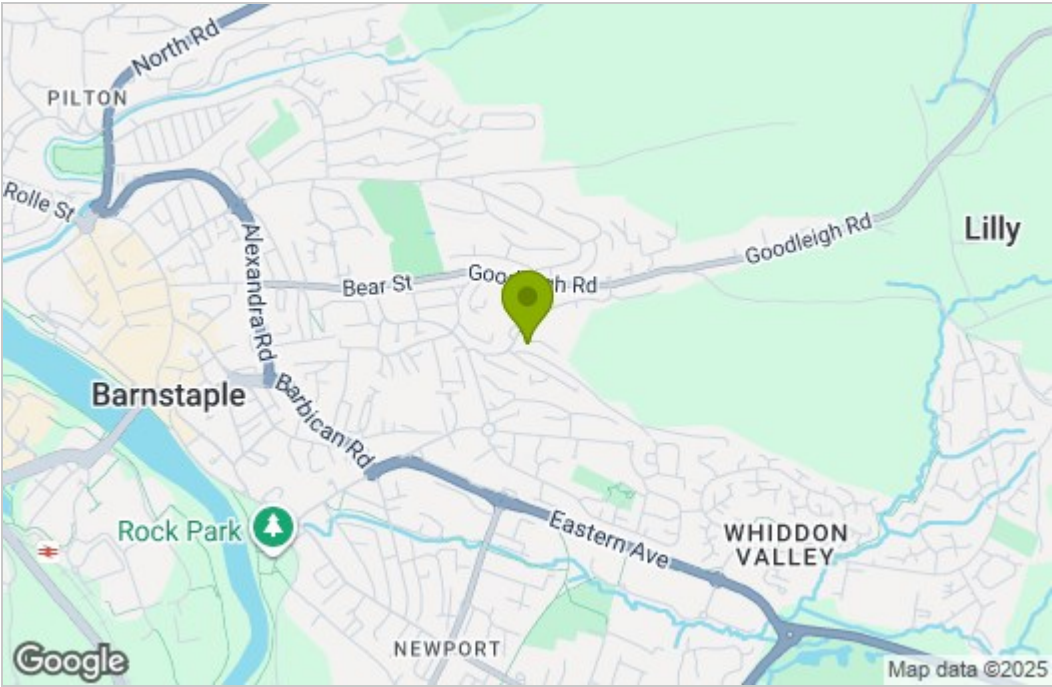
Windows - UPVC double glazing throughout (Bungalow 2003/Conservatory 2007)

Council Tax - Tax band C

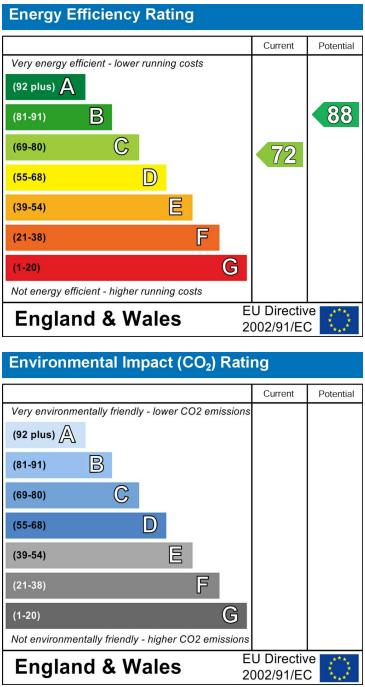
Floor Plan



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.