



Sunnymead



Sunnymead East

Barnstaple, Devon, EX32 8DJ

Barnstaple Town Centre within healthy walking distance.

A four bedroom detached bungalow with large driveway, double garage and south facing garden with views.

- Entrance Lobby and Hall
- Two Reception Rooms
- South Facing Garden
- Potential to extend subject to consent
- Double Glazing and Gas Central Heating
- Four Bedrooms
- Kitchen/Breakfast Room
- Workshop
- Large Driveway & Double Garage
- Far Reaching Views

Offers In Excess Of £475,000

SITUATION AND AMENITIES

The property is situated within a mile of Barnstaple town centre and close to a regular bus route and within walking distance of the open countryside. As the Regional Centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and North Devon District Hospital. North Devon's famous sandy beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within 20 minutes/half an hour by car, as is Exmoor National Park and the Cornish Border.

DESCRIPTION

A detached single storey residence, which presents part painted rendered and part brick elevations, with double glazed windows, beneath a tiled roof. The accommodation briefly consists; Entrance porch and hall, kitchen/breakfast room, sitting room and garden room, four bedrooms, bathroom room. At the front of the property is a large gated driveway with enough parking for a campervan/caravan or boat. There is also a double garage and workshop. To the rear is an enclosed rear garden with level lawns and raised sun terrace, which enjoys far reaching views, including the golf course. The property may also have scope to create further accommodation, subject to obtaining the necessary consent.



GROUND FLOOR

ENTRANCE PORCH with tiled floor. CLOAKROOM WC opaque window to front, tiled floor to ceiling, WC, hand wash basin. Door to ENTRANCE HALL loft access via hatch, fitted carpets which continue into reception rooms and bedrooms. AIRING CUPBOARD housing gas boiler. KITCHEN dual aspect room with windows to front and side, tiled floor, door leading outside, matching wall and base units with cupboards and drawers, integrated double oven, hob and extractor, 1 ½ sink and drainer with mixer tap, tiled splash back, space for white goods. SITTING ROOM with picture window looking over terrace and rear garden with far reaching views, gas coal effect fire with stone fire place, double doors leading into GARDEN ROOM with fitted carpets and French doors leading to sun terrace. DINING ROOM/BEDROOM 4 sliding doors leading out to sun terrace. BEDROOM 1 dual aspect room with windows over looking terrace and rear garden again with far reaching views, built in mirrored wardrobes. BEDROOM 2 window to side and slim line built in wardrobe. BEDROOM 3 window to front. BATHROOM opaque window to front, four piece coloured suite comprising panel bath, pedestal wash basin, WC, separate shower, vinyl flooring, shaver point.

OUTSIDE

The property is approached via gated driveway with ample parking and turning for multiple vehicles and space for caravan/camper/boat. DOUBLE GARAGE with up and over door. Outside lighting and security system, raised boarders and pathway leading to gated access into rear garden, cold water tap and space for bins and recycling. At the rear south facing garden and sun terrace with retractable awnings. Manly enclosed with mature hedging, level lawn with sloping banks, pathway and steps providing access back to the terrace. Beneath the property is USEFUL STORE AREA. At the side of the property is a WORKSHOP with power and light and access door into garage.

SERVICES

All mains services connected.

DIRECTIONS

Leaving Barnstaple on the Goodleigh Road, turn right into Walton Way. Follow Walton Way, passing Brahms Way on your left and take the next turning left in to Hawley Manor and immediately left in to Sowden Lane East. Continue along the lane for approximately 600m, the entrance to the property will be seen on the right hand side with a for sale board clearly visible.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.





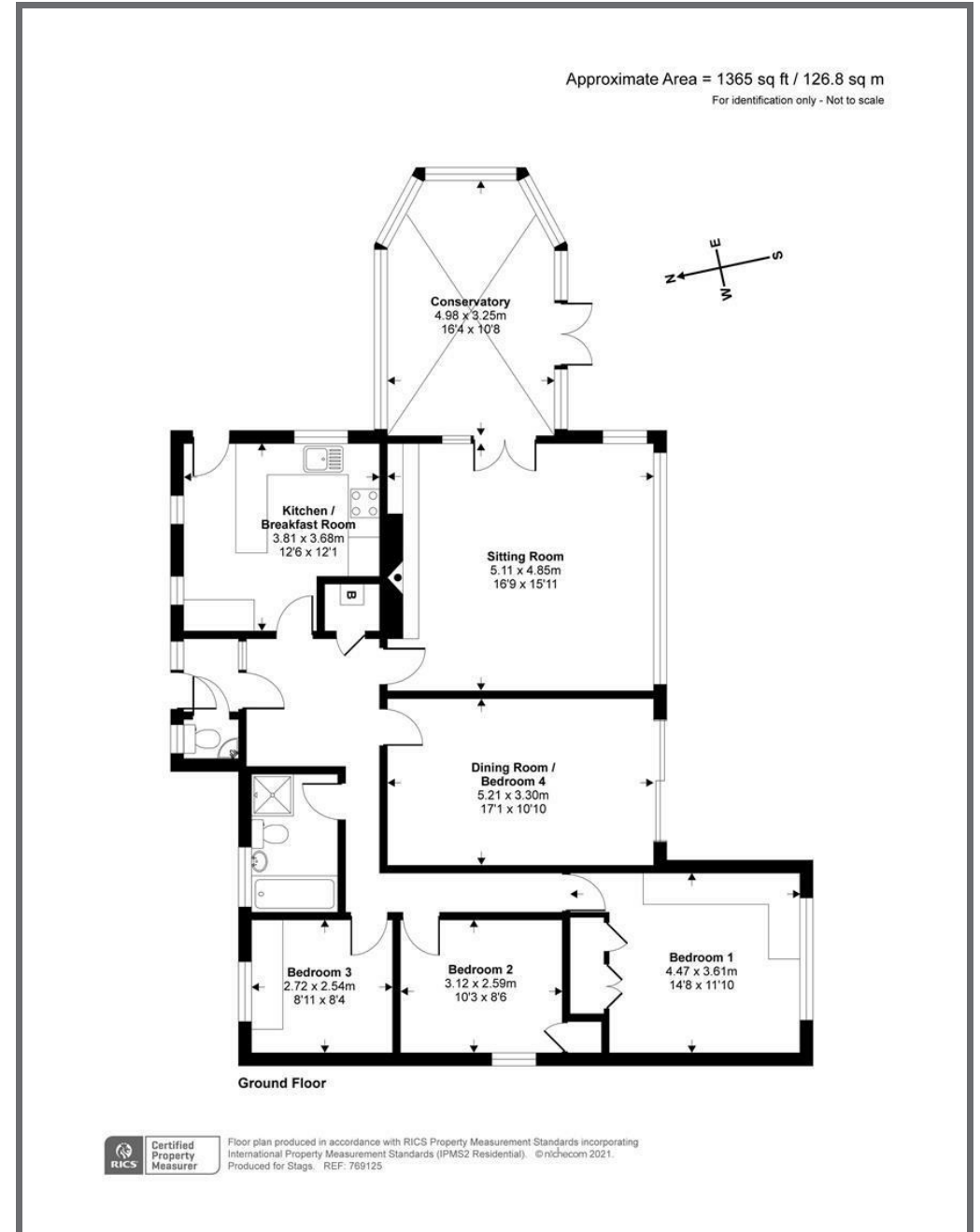
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

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