



1 Firs Grove, Barnstaple, EX32 8BX

Offers In The Region Of £290,000

A spacious two-bedroom bungalow on a generous plot with large gardens, far-reaching views, and excellent potential to extend (STPP), located in a quiet yet convenient position close to town.

Description

Occupying a superb position on a larger-than-average plot, this well-presented two-bedroom semi-detached bungalow enjoys far-reaching views, excellent outdoor space, and huge potential—making it ideal for downsizers, first-time buyers, or those seeking a property with scope to improve (STPP).

Tucked away in a quiet yet convenient location within easy walking distance of the town centre, the bungalow offers well-proportioned, single-level living. The layout includes an entrance porch leading into a central hallway, with two double bedrooms positioned to one side. The bright and spacious lounge opens into a modern fitted kitchen with a range of wall and base units, worktops, and space for appliances—creating a sociable open-plan feel. A contemporary shower room with a white three-piece suite completes the internal accommodation.

Outside, the property really comes into its own. To the front, a large lawned garden provides an attractive setting and a sense of space rarely found. To the rear, a generous garden offers a private and sunny aspect with lovely open views—ideal for outdoor entertaining, gardening, or simply relaxing.

A private driveway leads to the attached garage, which is longer than standard and offers excellent storage or potential as a workshop or for conversion (subject to planning). A handy utility room sits behind the garage for additional storage or laundry use.

Sat within a sought-after location, and genuine scope to extend or adapt the property to your needs, this is a rare opportunity not to be missed.

Lounge 13'8" x 12'2" (4.19 x 3.71)



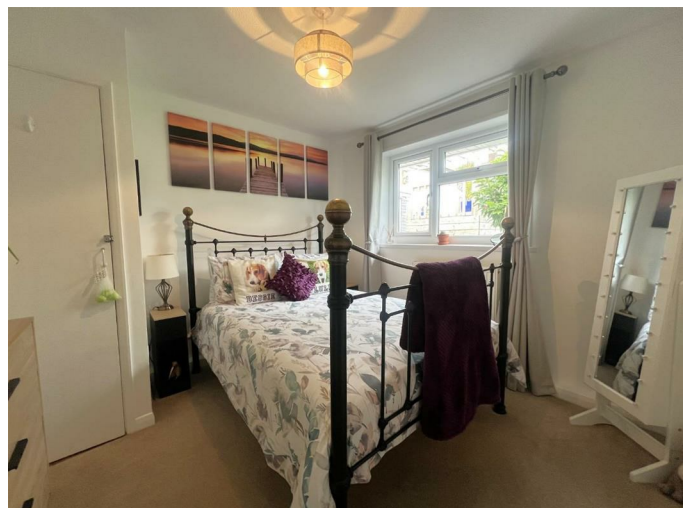
Kitchen 11'3" x 10'0" (3.45 x 3.05)



Bedroom 1 12'7" x 9'10" (3.86 x 3.02)



Bedroom 2 9'10" x 9'10" (3.00 x 3.00)



Shower Room 8'2" x 5'5" (2.49 x 1.66)



Utility Room 6'2" x 3'4" (1.89 x 1.04)

Garage 17'2" x 6'2" (5.25 x 1.89)

Information

Age - 1968

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Water - Currently electric mains

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

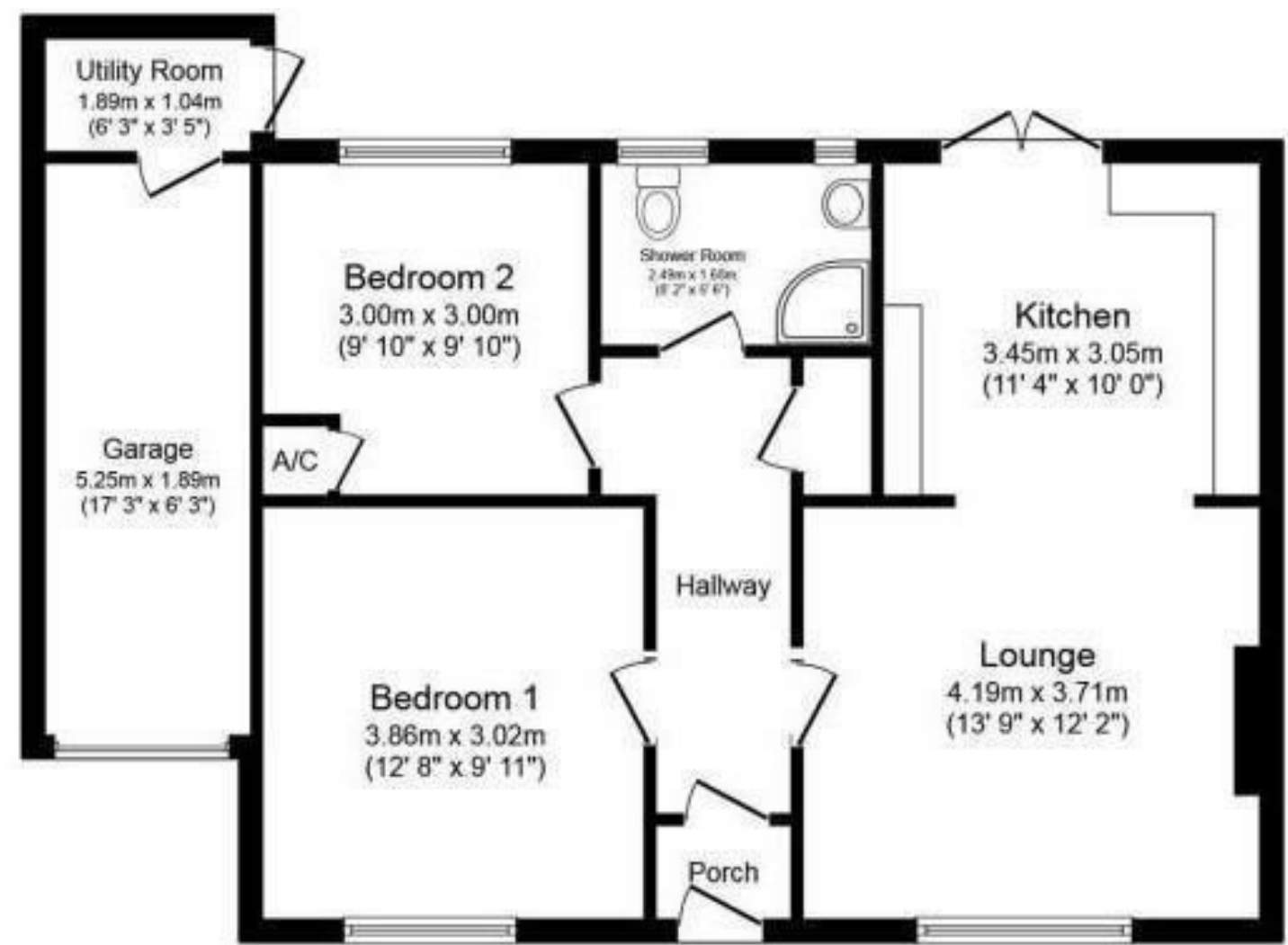
EPC Rating - TBC

Seller's position - Looking to buy onwards

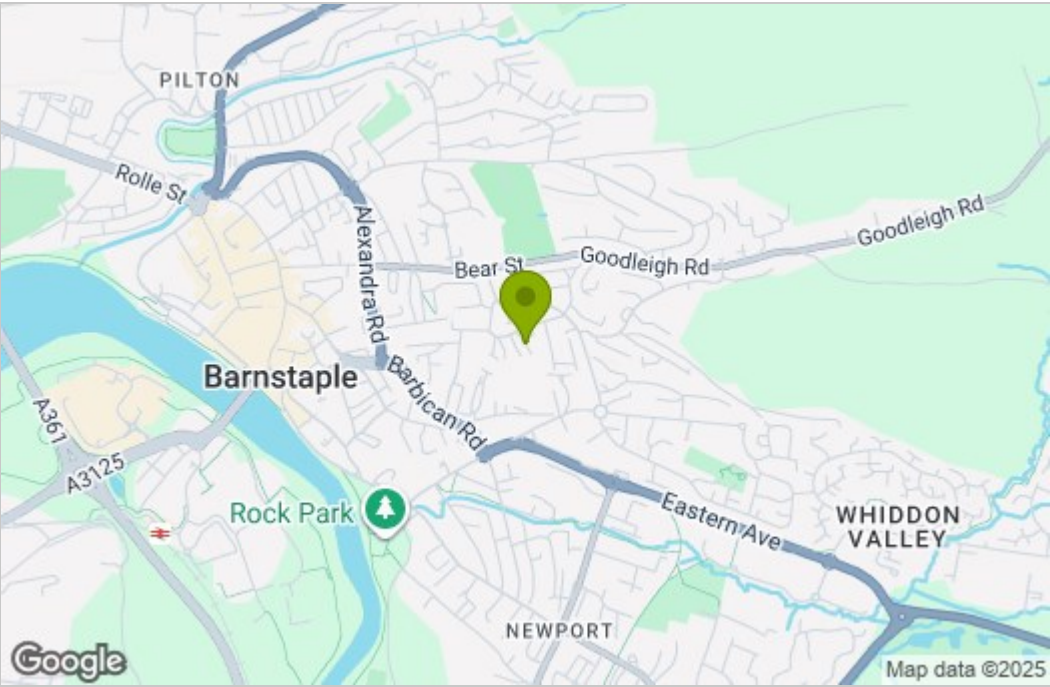
Note

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.

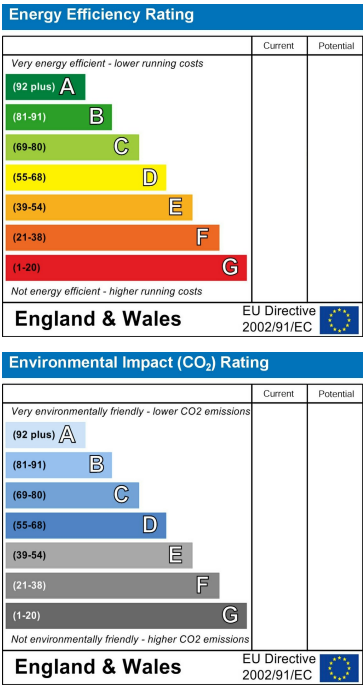
Floor Plan



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.