



19 Stoa Park, Barnstaple, Devon, EX32 8PT

A well-presented and much-loved two-bedroom end-of-terrace home, offering spacious accommodation, beautifully landscaped gardens and the added benefit of no onward sales chain. The property features a welcoming living room, practical kitchen/diner, two bedrooms and a modern shower room. Outside, the attractive front garden has been thoughtfully landscaped, whilst the private, low-maintenance rear garden benefits from a useful timber shed with power connected. An ideal purchase for first-time buyers, downsizers or investors. Early viewing is highly recommended.

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Asking Price:
£200,000



- Two-bedroom end-of-terrace home
- Offered with no onward sales chain
- Well-presented and lovingly maintained
- Spacious and light-filled living room
- Practical kitchen/diner with garden access
- Two bedrooms, principal with fitted storage
- Modern first-floor shower room
- Beautifully landscaped front garden
- Private, low-maintenance rear garden with powered shed
- Potential for off-road parking, subject to necessary consents



A well-presented two-bedroom end-of-terrace home, boasting beautifully maintained gardens, spacious accommodation and the added benefit of no onward sales chain.

This attractive two-bedroom end-of-terrace home offers well-proportioned and versatile accommodation, complemented by beautifully landscaped gardens to the front and a private, low-maintenance garden to the rear. Having been lovingly cared for by the current owner, the property presents a wonderful opportunity for first-time buyers, downsizers or those seeking a comfortable home with manageable outdoor space.

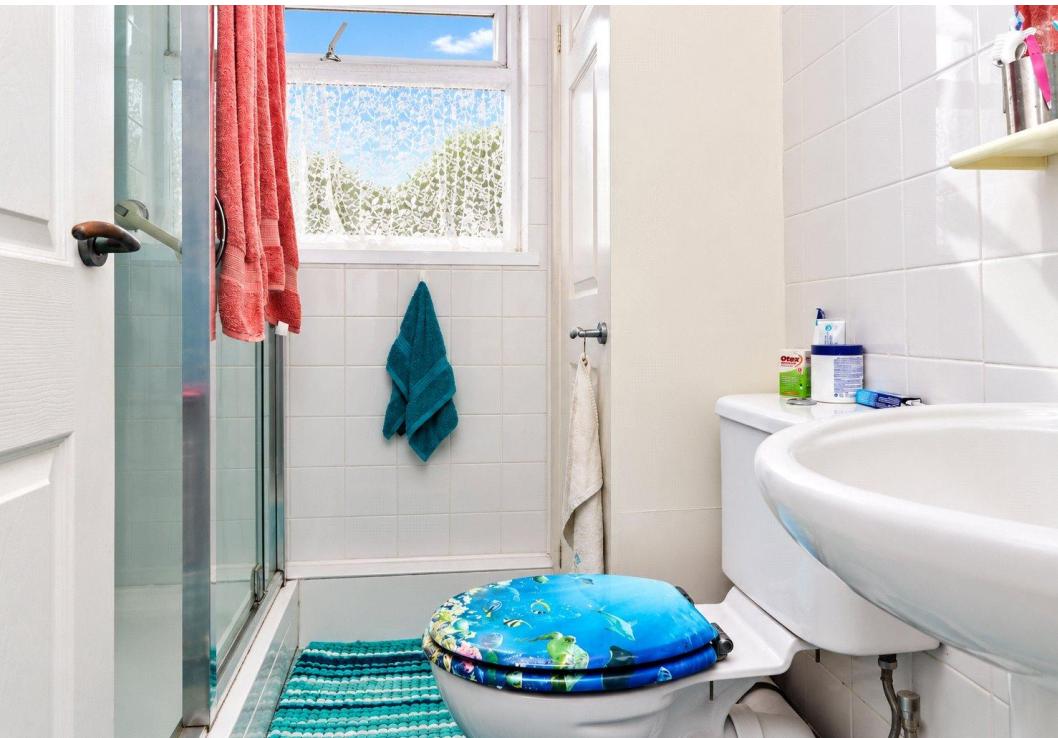
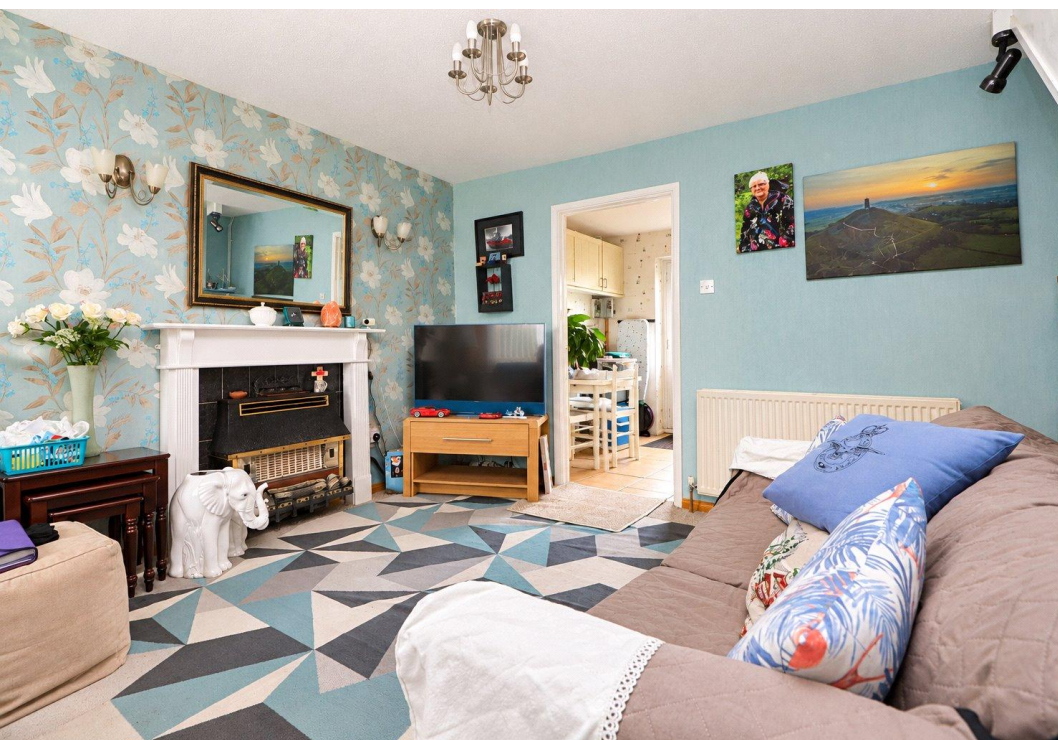
Upon entering the property, a useful entrance porch provides an ideal area for coats and shoes, leading through to the kitchen/diner. This spacious and practical room offers an excellent range of fitted cupboards and worktop space, together with room for a small dining table. A door provides direct access to the rear garden, making it a convenient space for everyday living. The living room is a particularly welcoming space, enjoying plenty of natural light from the window overlooking the attractive front garden. Offering ample room for comfortable seating and furnishings, this is an ideal setting for relaxing or entertaining, with stairs rising to the first floor.

Upstairs, the accommodation comprises two bedrooms, with the principal bedroom benefiting from useful fitted storage. Both bedrooms are served by a modern shower room, fitted with a corner shower enclosure, wash hand basin and WC.

Outside, the gardens are a particularly appealing feature of this lovely home. To the front, the current owner has created a beautifully landscaped and thoughtfully maintained garden, predominantly laid to lawn with established flower borders, an attractive selection of shrubs and plants, and a generous gravelled seating area. The garden provides a delightful setting to sit and enjoy the outdoors, with two access gates offering potential for off-road parking, subject to any necessary consents.

To the rear is a fully enclosed garden enjoying a good degree of privacy. Predominantly laid to patio for ease of maintenance, this space is ideal for outdoor dining and relaxation. A generously sized timber shed with power connected provides excellent additional storage or workshop potential, whilst a side access gate adds further practicality.

Offered to the market with no onward sales chain, this much-loved home combines comfortable accommodation, attractive outdoor spaces and excellent potential for its next owner to make it their own. An internal viewing is highly recommended to fully appreciate everything this property has to offer.





Entrance Porch – - 5'5" x 5'2" (1.65m x 1.57m)

A useful entrance porch with fitted shelving and space for coats and shoes. UPVC double-glazed window to the side elevation and vinyl flooring.

Kitchen/Diner – - 13'6" x 8'3" (4.11m x 2.51m)

A spacious and practical kitchen/diner offering ample cupboard and worktop space, comprising a range of fitted wall and base units with work surfaces over. Inset stainless steel sink with drainer, built-in oven and four-ring gas hob with extractor hood above. Space and plumbing for a washing machine and slimline dishwasher, together with space for a fridge/freezer. The kitchen also provides space for a small dining table, with a UPVC double-glazed window and door providing access to the rear garden. Radiator and tiled flooring.

Living Room – - 14'2" x 13'6" (4.32m x 4.11m)

A spacious and light-filled living room enjoying a UPVC double-glazed window overlooking the attractive front garden. Stairs rise to the first-floor landing, with a radiator and fitted carpet.

First Floor Landing - Providing access to the loft space and a useful airing cupboard. Fitted carpet.

Bedroom One – - 10'2" x 8'4" (3.1m x 2.54m)

A spacious and bright double bedroom benefiting from ample fitted storage. UPVC double-glazed window to the front elevation, radiator and fitted carpet.

Bedroom Two – - 9'8" x 7'1" (2.95m x 2.16m)

A further bedroom with a UPVC double-glazed window, radiator and fitted carpet.

Shower Room – - 6'6" x 6'1" (1.98m x 1.85m)

A modern shower room comprising a corner shower enclosure with tiled surround, WC and wash hand basin. Useful storage cupboard, radiator and vinyl flooring.

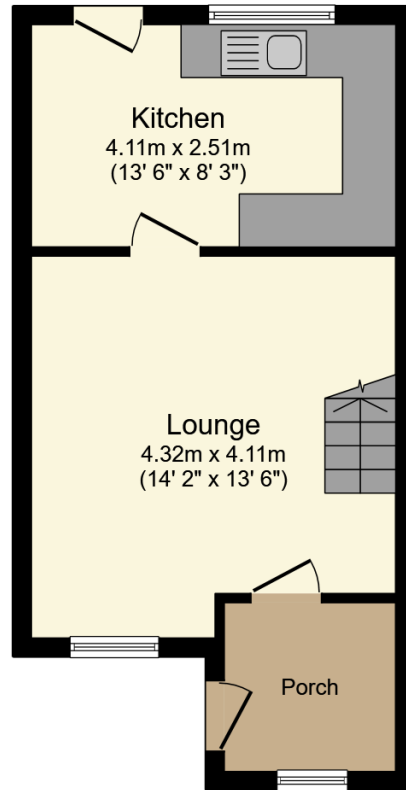
Outside

Front Garden - To the front of the property is an attractive and beautifully landscaped garden, thoughtfully maintained by the current owner. The garden is predominantly laid to lawn, complemented by established flower borders planted with a variety of colourful shrubs and plants. A generous gravelled area provides an ideal space for outdoor seating and relaxation.

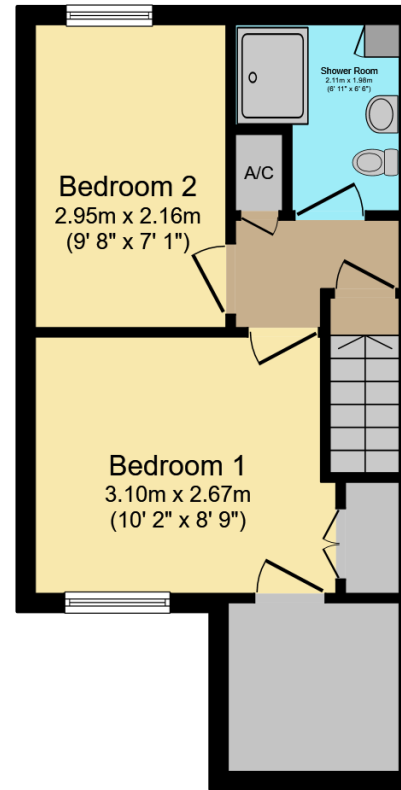
The garden benefits from two access gates, offering potential to create off-road parking, subject to any necessary consents and alterations.

Rear Garden - To the rear is a fully enclosed garden enjoying a good degree of privacy. Designed with ease of maintenance in mind, the garden is predominantly laid to patio, providing a practical outdoor space for seating and entertaining.

A particularly useful feature is the generously sized timber shed, which benefits from power connected, making it ideal for storage or use as a workshop. A side access gate provides additional convenience.



Ground Floor



First Floor

Total floor area: 61.8 sq.m. (665 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

COUNCIL TAX BAND – B

EPC RATING - D



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