8 Stoat Park

Barnstaple, Devon, EX32 8PT

Key Details

A beautifully presented home that has been thoughtfully renovated throughout, offering bright and well-balanced accommodation. Ideal for modern living, it combines contemporary styling with practical space. The enclosed rear garden and driveway parking enhance its appeal. Ready to move straight into, this is a fantastic opportunity to acquire a superb home.

1 2 1 53 sq.m

Freehold

Offers In Excess Of

£200,000

- Open-Plan Living
- Modern Kitchen
- Driveway Parking
- No Chain
- Move-In Ready



Gallery









A home that truly needs to be seen
to be appreciated, offering
contemporary living, bright interiors
and superb presentation throughout.

Description | Outside

Description

Upon entering the property, you are welcomed into a beautifully renovated open-plan living space, offering a bright and contemporary feel throughout. The generous reception area benefits from a large front-aspect window, allowing an abundance of natural light to flood the room, whilst the open staircase creates an attractive focal point and enhances the feeling of space.

Flowing seamlessly from the living area, the newly fitted kitchen has been thoughtfully designed with a range of modern wall and base units, complementary work surfaces and integrated cooking appliances. The neutral colour palette and stylish tiled splashbacks create a clean and contemporary finish, making the space ideal for both everyday living and entertaining.

Occupying the first floor are two well-proportioned bedrooms and a beautifully appointed family bathroom. The bathroom has been thoughtfully refurbished with contemporary floor-to-ceiling tiling and features both a bath and separate shower enclosure, creating a luxurious and practical space for modern living.

The principal bedroom is a spacious and bright double room, further enhanced by a walk-in wardrobe and additional over-stairs storage cupboard. Bedroom Two is also a comfortable and generously sized room, ideal for family, guests or home working. Both bedrooms have been finished with newly fitted carpets and neutral décor, allowing buyers to move straight in and make the space their own.



Outside

The rear garden has been thoughtfully designed for ease of maintenance and enjoys a combination of patio and lawned areas, creating a versatile outdoor space suitable for both relaxing and entertaining. With plenty of room to personalise, the garden offers exciting potential for keen gardeners or those looking to create additional seating and recreational areas.

To the front of the property, a driveway provides convenient off-road parking for up to two vehicles, further enhancing the practicality of this well-presented home.



Services & Additional Information

Mobile

Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband

FTTC—Superfast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Services & Outgoings

We understand that mains electric, gas, water and drainage are connected to the property. Gas central heating.

Local Authority & Council Tax

North Devon Council - Band B

Flooding

The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction

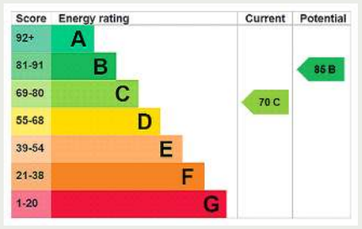
Brick and block

Plans

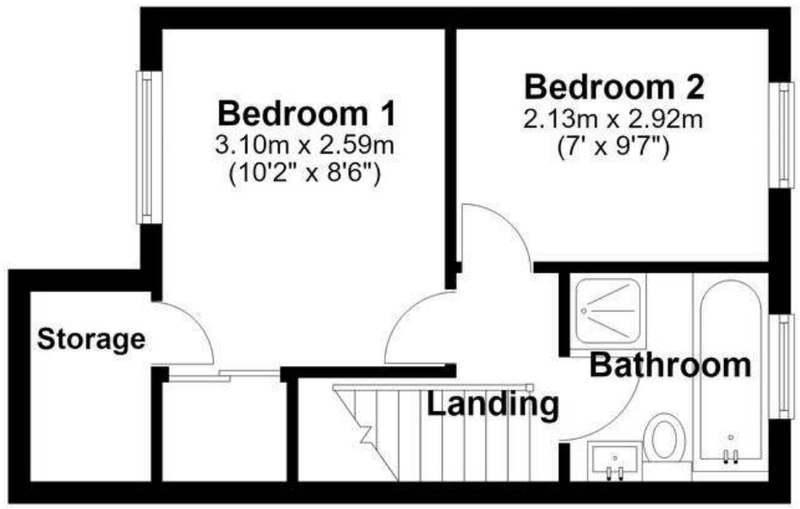
Internal Floor Area

53 sq.m

EPC Rating = C







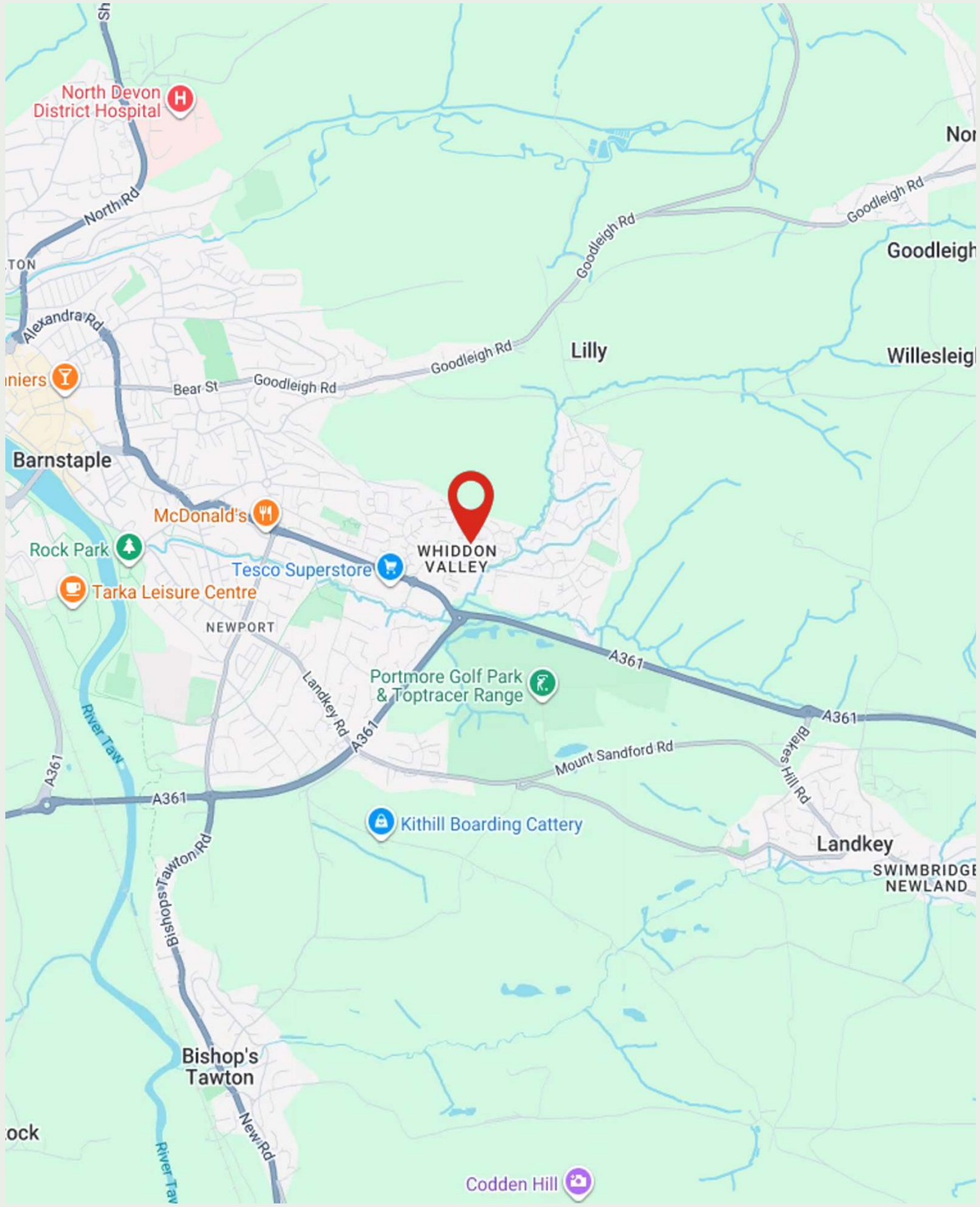
Total area: approx. 53.0 sq. metres (570.8 sq. feet)

Location

Situation

Stoat Park occupies an outstanding position whilst enjoying easy access to the town centre. Barnstaple, the historic and regional centre of North Devon has an extensive range of commercial, educational and recreational facilities befitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 42 miles in distance.

The home has easy access onto the A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.



Directions

officer.unrated.packets

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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