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5 Sowden Park, Barnstaple, Devon, EX32 8EH

Occupying an elevated position with far reaching views towards distant countryside and open fields at the rear. The detached bungalow is set back from the road, which makes it very private and offers well proportioned accommodation. The property features a generous double aspect living/dining area, a garden room and kitchen/breakfast room. There are three double bedrooms, a family bathroom with shower cubicle. There are excellent storage options including a single garage to the front and a double garage/workshop with access from Sowden Lane at the rear and has an automatic roller shutter door. Furthermore the property offers the potential of creating extra rooms within the roof, subject to the necessary consents. The property has recently been decorated internally is offered with no ongoing chain, is empty and ready for a purchaser to occupy and suitable for someone working from home. There is easy access to the North Devon Link road, local supermarkets and the town centre avoiding the traffic congestion coming into town from the west.

Asking Price: £270,000



- Detached family bungalow in elevated position with far reaching countryside views.
- Spacious double aspect living/dining room
- Garden room
- Fitted kitchen/breakfast room
- Three double bedrooms and family bathroom
- Single garage and detached double garage
- Private low maintenance rear garden backing onto Sowden Lane and open fields beyond
- Upvc double glazing and gas central heating
- No onward chain



A detached bungalow in an elevated and quiet position enjoying panoramic countryside views at the front and rear with separate access onto Sowden Lane.

The accommodation is both spacious and has a light filled double aspect living and dining room with access to the garden room leading into the hard landscaped garden at the rear, with steps up to the large garage/workshop and access onto Sowden Lane. The fitted kitchen/breakfast room and into has room for a dining table and a door to the garden. There are three double bedrooms within the main room at the front having extensive views to the countryside. The family bathroom has a bath and a separate shower cubicle.

Externally the property is approached off the road via a sloping brick paved access with handrail and has potential for use as a driveway for vehicles. There is the advantage of a single garage accessed from the road and a detached double garage/workshop with separate access off Sowden Lane, with potential, subject to any necessary consents.

The property benefits from a private rear garden with low maintenance creating an ideal space for outdoor relaxation or entertaining. Further benefits include gas fired central heating, UPVC double glazing and the significant advantage of no onward chain. There is easy access to the North Devon Link road and the town centre amenities and offers a balance between town convenience and semi-rural tranquility.

New electrical and gas certificate service.

Location
Sowden Park is a well-regarded residential area on the edge of Barnstaple, North Devon's thriving regional centre. The property offers the perfect balance between town convenience and semi- rural tranquillity, with a range of amenities, schools, and transport links all within easy reach. The stunning North Devon coastline and Exmoor National Park are also nearby, offering a wealth of leisure opportunities.















Entrance Vestible

Hallway

Lounge/Diner - 20'1" x 14'4" (6.12m x 4.37m)

Garden Room - 9'10" x 8'2" (3m x 2.5m)

Kitchen - 9'1" x 10'3" (2.77m x 3.12m)

Bedroom One - 13'6" x 10'11" (4.11m x 3.33m)

Bedroom Two - 10'1" x 9'9" (3.07m x 2.97m)

Bedroom Three – 10’3 x 7’2 (3.12m x 2.18m)







Outside - To the front of the property is a single garage and a sloping access with handrail with potential for use as a driveway for vehicles, which leads up to a low maintenance garden and seating area, where you can take advantage of the far reaching countryside views. To the rear is large landscaped garden, designed for ease of maintenance. The garden enjoys a great deal of privacy and backs on to Sowden Lane to the rear, with open fields beyond creating a peaceful and secluded space to relax, play or entertain guests, whilst allowing your pets to potter, with a useful storage shed to the east of the property. Another great feature the property offers, is the large detached garage, which can be accessed from the rear garden via a pedestrian door, and an electric garage door from Sowden Lane with vehicle access. The garage not only offers excellent storage/workshop space, but also potential to create a studio, large home office or possibly an annexe for ancillary accommodation, subject to necessary planning permissions being granted.

Note

For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings.

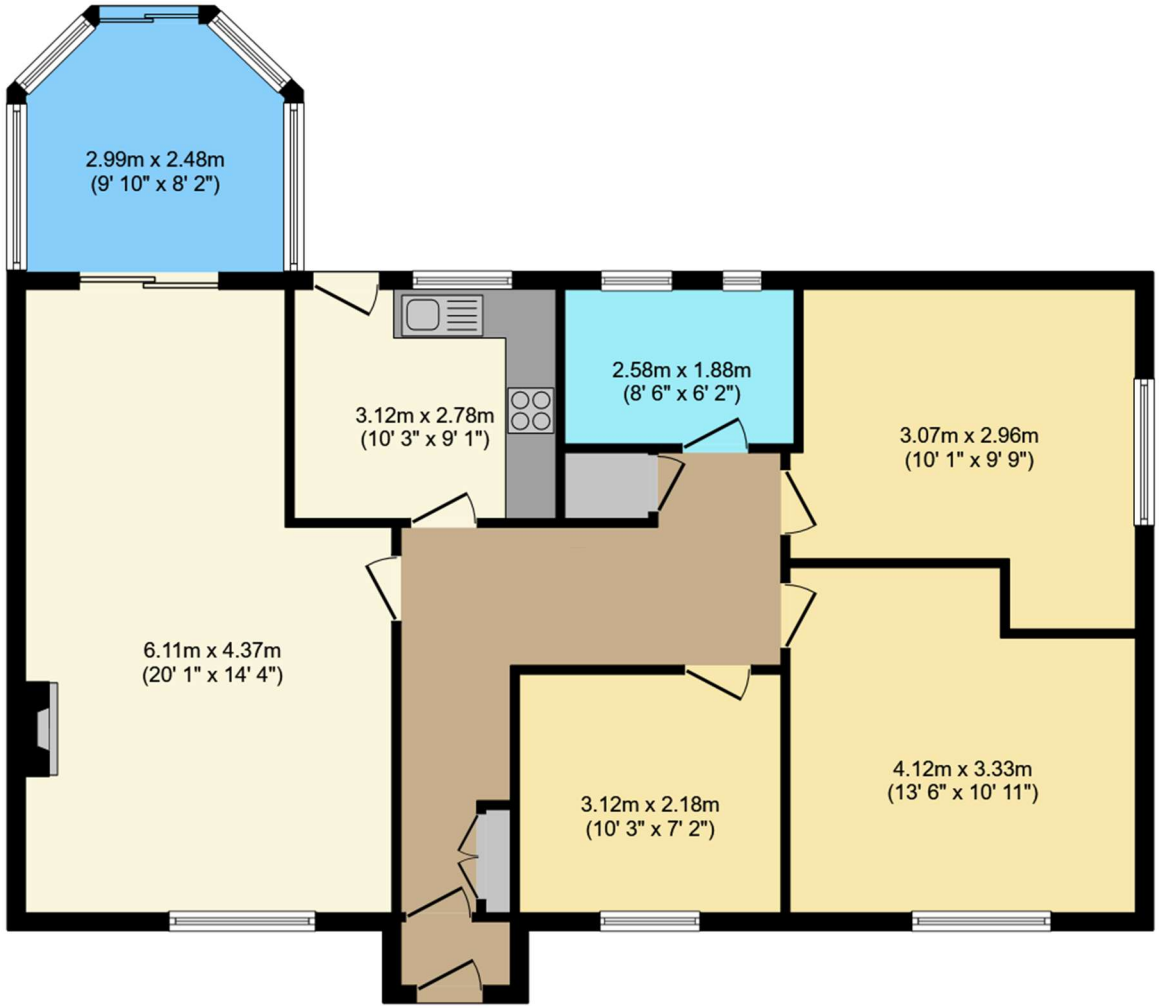
If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.











Floor Plan

Floor area 110.1 sq.m. (1,185 sq.ft.)

Total floor area: 110.1 sq.m. (1,185 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 – C

EPC RATING - D

CHEQUERS

Est. 1992

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