

STAGS

12, Old Torrington Road

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Barnstaple, Devon EX31 2DD

Local amenities/bus services nearby. Barnstaple Town Centre approx. 1 Mile.

A detached family home offering 2391 sq. ft of versatile accommodation set in a sought after location

- Sought after location
- Large family home
- Would suit dual occupation/dependant relative
- Off road parking
- Large garden
- Around 2391 sq. ft
- Freehold
- Council tax band F

Guide Price £695,000

SITUATION

Barnstaple town centre is approximately a 15-minute walk. Other amenities close by include an Asda supermarket, variety of shops, gym, regular bus and railway services, indoor Tarka Tennis and leisure centre. Primary schooling and Petroc, the North Devon College are situated in Sticklepath, which again is close by. Roundswell is a modern residential/business District lying just outside Barnstaple, and is within close proximity offering out of town stores including Sainsburys, Lidl and Aldi. There is good access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car the sandy surfing beaches at Saunton (also with Championship Golf Course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.







DESCRIPTION

12 Old Torrington Road is a detached family home which offers 2391 sq. ft of versatile accommodation, ample driveway parking and a large garden. Due to the property having bedrooms and bathrooms on both floors, we envisage the home could be suitable for multi-generational living, a dependant relative or simply used as a large family home.

ACCOMMODATION

Porch with space for coats, boots etc with door into the spacious entrance hall with access into the study/family room with gas fireplace and is semi open plan into the sitting room which includes an electric fireplace and French doors which open onto the large decked area and garden. The kitchen/diner includes a range of fitted units, appliances, breakfast bar, larder and access into the utility room which includes fitted units, sink, cupboard with space for white goods and access to the garden. There are three bedrooms on the ground floor and a walk-in wet room with WC and sink.

On the first floor there are a further four bedrooms, with the principle benefiting from an en-suite shower room. A family bathroom completes the accommodation and includes corner bath, sink and WC. There is also a separate WC to cater for the bedrooms.

OUTSIDE

To the front is driveway parking for a number of vehicles and access to the rear garden.
The rear garden is of a good size, West facing and includes a large raised decked terrace with ramp down to the lawn, a range of sheds/workshops and a children's play area.

SERVICES

All mains connected.
Gas central heating.
Traditional brick build with tiled roof.
Solar panels.
According to Ofcom, Ultrafast broadband is available in the area, and mobile signal is likely from multiple providers. For further information please visit https://checker.ofcom.org.uk/



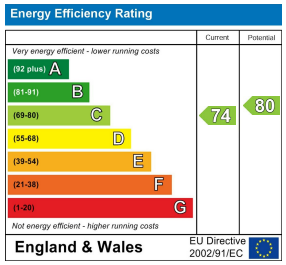




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