



Heyswood Avenue, Newport, Barnstaple, Devon, EX32 9DE



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Guide Price £300,000

A three bedroomed detached bungalow, situated in a great location and within a quiet no through road position, close to a wide range of amenities and attractions. Benefitting from a block paved driveway providing off road parking for 2/3 cars, along with an integral garage and detached workshop. There is a large rear garden divided in two sections, mainly laid to lawn, but with additional patio area and an ideal place to create a vegetable plot. The accommodation briefly comprises, a generous entrance lobby, spacious lounge with dining area, fitted kitchen, three bedrooms and a bathroom. Although there is gas fired central heating and double glazing throughout, the property offers a refurbishment project, with potential to extend the accommodation further if desired, subject to planning permissions being granted. No onward chain.

The property is situated on the outskirts of Newport, within walking distance of everyday amenities including post office, health centre, dentist, physiotherapist, local pub, restaurants, convenience store and excellent schools; also within walking distance of a thriving garden centre, Tesco's supermarket, Rock Park, River Taw and Barnstaple Town Centre, which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, further range of schools and a new state of the art gymnasium with indoor heated leisure pool, along with indoor and outdoor tennis courts and a purpose built gymnastics academy building. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey

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Detached Bungalow In Sought After Location
Three Bedrooms
Spacious Lounge and Dining Area
Fitted Kitchen
Garage and Driveway Parking
Large Rear Garden With Detached Workshop and Greenhouse
Quiet No Through Road Position
Gas Central Heating & Double Glazed Windows
Potential To Extend Subject To Planning Consents
No Onward Chain



Entrance Porch

11' 2" x 5' 0" (3.40m x 1.52m)

Entrance Hallway

8' 3" x 10' 11" (2.51m x 3.33m)

Living Room

11' 5" x 22' 2" (3.48m x 6.76m)

Kitchen

8' 10" x 10' 10" (2.69m x 3.30m)

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom Three

9' 4" x 7' 7" (2.84m x 2.31m)

Bathroom

5' 10" x 7' 7" (1.78m x 2.31m)

Outside

To the front of the property is an integral garage and block paved driveway, providing private off road parking for 2/3 cars. There are pathways running down both sides of the property, leading to the rear. The bungalow benefits from a large mature garden, which is laid mainly to lawn, along with a patio area. At the end of the garden is a separate garden, divided by a low wall, with lawn area, greenhouse and detached workshop. This could make an ideal place to cultivate a vegetable plot, or put up fruit cages etc.

Garage

19' 4" x 7' 11" (5.89m x 2.41m)

SERVICES

Services: We Understand All Mains Services Are Connected.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

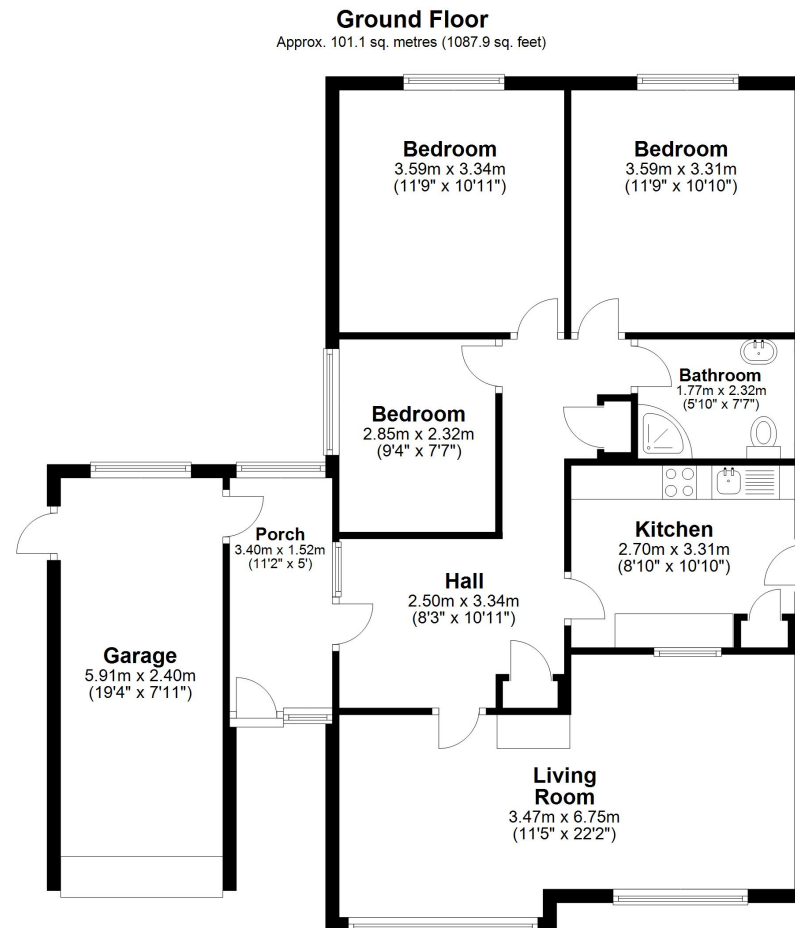
EPC Energy Rating: D.

DIRECTIONS

For directions to the property, follow Sat Nav EX32 9DE.

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Total area: approx. 101.1 sq. metres (1087.9 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

2 Heyswood Avenue, Newport

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



