



8 Hawthorn Road



*Room has been staged using CGI



Tucked away in one of Barnstaple's most practical and well-connected neighbourhoods, yet within easy reach of shops, schools, the North Devon Link Road and the town centre itself, this two double bedroom semi-detached house is offered with no onward chain.

Ready for immediate occupation, it's clean, tidy and functional — but for a buyer with a bit of vision, it offers the opportunity for some cosmetic updating that can genuinely add value over time.

The ground floor works well, with a bright kitchen diner that opens directly onto the rear patio garden via French doors. With some thoughtful updating, this could become a really strong heart-of-the-home space.

The separate lounge is a generous size and currently provides a comfortable living area, yet it remains a genuine blank canvas. An opportunity to add your personal touch perhaps with some built-in under stairs storage.

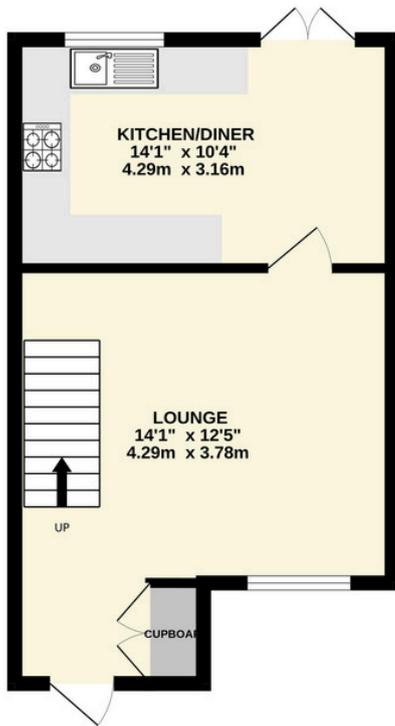
Upstairs you'll find two well proportioned double bedrooms. The main bedroom benefits from built-in cupboards/wardrobes, helping maximise floor space. A modern family bathroom completes the first floor.

The rear garden is a sunny, low-maintenance patio and gravelled beds set up — manageable, private and practical. The patio area is very spacious and could accommodate a full size outdoor furniture suite or dining table. Perhaps a newly built barbecue and pizza oven?

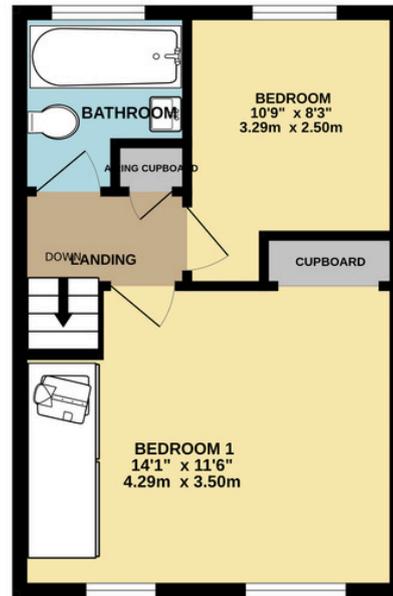
To the front, a neat mainly gravelled frontage sits alongside a large driveway with parking for two vehicles, leading to a single garage with rear access into the garden — useful for storage, hobbies or even future adaptation (subject to any necessary consents).



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Finer Details

- A 2 bedroom semi detached house
- Single garage & off road parking
- Enclosed rear patio garden
- Double glazing and gas central heating
- Mains water, gas and electricity
- Ultrafast broadband available, mobile coverage good
- Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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