



Springfield Avenue, Newport, Barnstaple, Devon, EX32 9AU



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Offers In Excess Of £550,000

John Smale and Co are delighted to present to the market this individual detached house, in a prime residential location, close to a wide range of amenities and attractions. It is a fabulous home, benefitting from large double tandem garage/workshop, private driveway parking, spacious and well presented accommodation throughout with additional outdoor living spaces. It also offers a lovely mature garden, with large detached cabin/summerhouse offering a variety of uses. A rare opportunity, as it is entering the market for the first time in 30 years. The accommodation in brief comprises of a bright and welcoming hallway with brand new engineered Oak flooring, lounge with bay window and wood burner, newly decorated dining room with new carpets and underlay, stylish fitted kitchen/breakfast room with a range of built in appliances and brand new boiler, shower room, conservatory, second ground floor shower room which is accessed from outdoors, first floor bathroom, separate W/C and three double bedrooms, with the main bedroom benefitting from a superb wall to wall fitted wardrobe unit. Like most of the rooms in the property, the bedrooms all enjoy a double aspect outlook.

The property is within an easy, level walking distance of popular local schools, convenience stores, pubs, dentist, medical centre, rock park and the Taw River. The town centre itself is a little further afield and as the regional centre, Barnstaple offers the areas main business, commercial, leisure and shopping venues. There is also the ancient Pannier Market and adjacent Butchers Row. Leisure facilities include a thriving theatre, sports and tennis centre and cinema. Within a short drive are the sandy, surfing beaches of Saunton Sands, Croyde Bay, Putsborough and Woolacombe Sands. Sailing is available on the coastal waters and Instow, on the banks of the River Torridge, is home to the North Devon Yacht Club. For golfers there is a variety of courses, but most notably the two championship links courses at Saunton. At Barnstaple, access is gained to the North Devon Link Road (A361) and this provides a fast route to the M5 motorway at Tiverton (Junction 27) where Tiverton Parkway also offers a fast service of trains to London Paddington in over two hours. Exeter, the Cathedral and County City with its university and international airport is about 45 miles away.

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Individual Detached House in Prime Location
First Time on Market for over 30 Years
Character and Period Features
Double Tandem Garage/Workshop
Private Driveway Parking for 3 Cars
Two Reception Rooms
Stylish Fitted Kitchen With Built In Appliances
Conservatory/Sun Room
Three Double Bedrooms, Bathroom and Two Shower Rooms
Mature Garden with Large Detached Cabin/Summerhouse



Entrance Porch

Hallway

Spacious and welcoming area, stairs to first floor.

Lounge

3.63m x 5.79m (To Bay) (11' 11" x 19' 0")

Dining Room

3.68m x 3.95m (12' 1" x 13' 0")

Kitchen

2.85m x 3.69m (9' 4" x 12' 1")

Shower Room

1.46m x 1.91m (4' 9" x 6' 3")

Conservatory/Sun Room

3.22m (Max) x 5.84m (10' 7" x 19' 2")

Second Ground Floor Shower Room

1.67m x 2.80m (5' 6" x 9' 2")

Accessed via the patio to the rear.

First Floor Landing

Bright and generous landing area.

Separate W/C

0.9m x 1.24m (2' 11" x 4' 1")

Bedroom One

3.06m (Plus Wardrobe Recess) x 5.85m (10' 0" x 19' 2")

With bay window and superb wall to wall fitted wardrobe unit.

Bedroom Two

3.67m x 3.95m (12' 0" x 13' 0")

Bedroom Three

2.86m x 3.75m (9' 5" x 12' 4")

Bathroom

1.94m x 1.88m (Max) (6' 4" x 6' 2")

Outside

To the front of the property is a private driveway, providing parking for three vehicles. It also leads to the very spacious DOUBLE TANDEM GARAGE/WORKSHOP 4.26M (Max) X 10.26 (Max). The garage benefits from electric power and lighting, up and over garage door to the front and door to the rear providing pedestrian access. There is gated access from the front of the house, leading down the side of the property, with very useful covered storage area. This in turn leads to a wood store area and gate leading to the rear terrace. This property really does offer great outdoor living and entertaining areas, no matter what the weather! As you step outside the conservatory, you are greeted by a large outdoor covered terraced area complete with wood burner for those chilly evenings. It certainly is a great space to bring the outdoors in! There is a well equipped shower room that is located to the rear of the garage and elevated seating area close by, which would be a perfect spot for a hot tub. The rear mature garden offers an abundance of colour and interest, with attractive flower beds, plants, shrubs and some more mature trees. There is a good sized area of lawn, green house and useful outbuilding with lighting and power, which is ideal to store all your garden equipment. It also has a tucked away space to the rear of it, which would make a great compost area.

Detached Cabin/Summerhouse

If all of this was not enough, you then come across the fabulous detached cabin measuring approximately 3.13M X 7.23M. There are large sliding doors opening up to the garden with seating area, lighting, power and electric heating. This like the outdoor terrace is an additional living area to the main house, that can be enjoyed throughout the whole year. It offers a variety of uses, but makes a perfect games room, possible workshop or maybe a fantastic home bar with entertaining area. A perfect get away area to relax with a drink, play some darts or pool. It would also make for a fantastic sleep over pad for the children.

SERVICES

Mains Services connected. Gas, Electric and Water.

Council Tax Band. E.

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

Energy Rating. D.

DIRECTIONS

Travel up Newport Road and at crossroads turn right onto South Street, travelling towards Bishops Tawton roundabout. Turn right into Park Lane and Springfield Avenue will be found on your left hand side. The property will be found easily on your left hand side, with name plate clearly displayed.

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GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.9 sq.m.) approx.
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