

79 Furze Park Road, Bratton Fleming, Barnstaple, Devon, EX31 4TA





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£240,000

With panoramic views across open undulating countryside towards the North Devon coastline is this immaculately presented 3 storey mid terraced PVC double glazed and centrally heated 3 bedroomed (master en-suite) house having adaptable accommodation with gardens and garage which has been subject to a recent refurbishment programme and which now provides an ideal family residence!!

Briefly the accommodation provides Entrance Lobby, a through Living Room with a woodburning stove, Kitchen and Rear Porch, along with a Master Bedroom with En-Suite facilities, 2 Further Bedrooms and a Family Bathroom. To the front is an Enclosed Garden, whilst to the rear a decking area affording the superb views.

Bratton Fleming is a delightful North Devon village, nestling close to the border of Exmoor National Park and having a local shop, church, primary school and village hall. A regular bus service passing through the village leads to Barnstaple, North Devon's Regional Centre housing the areas main shopping, business and commercial venues.

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Modern Mid Terraced House
PVC Double Glazing
Oil Fired Radiator Central Heating
Panoramic Views Towards The North Devon Coastline
En-Bloc Garage
Gardens To Front And Rear
Set Within A Pedestrianised Location
Internal Inspection A Must!!



Front Door To

Entrance Lobby

Lounge/Diner

15' 11" x 13' 7" (4.85m x 4.14m)

Kitchen

8' 5" x 7' 7" (2.57m x 2.31m)

Rear Porch

Stairs to First Floor

Bedroom Two

14' 1" x 10' 5" (4.29m x 3.17m)

Bedroom Three

9' 4" x 8' 6" (2.84m x 2.59m)

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Stairs to Second Floor

Master Bedroom

15' 11" x 10' 8" (4.85m x 3.25m)

En-Suite Shower Room

8' 11" x 4' 11" (2.72m x 1.50m)

Outside

To the front of the house is an enclosed garden which is gravelled for ease of maintenance. The rear garden from where the panoramic views are enjoyed is enclosed and comprises a decked area with steps leading down to an area of artificial lawn with a gate leading to a walkway housing the oil storage tank and giving access to the En-Bloc Garage. Nearby there are various areas providing unrestricted parking facilities.

Garage

With up and over door.

SERVICES

Services: Mains Electric, Water and Drainage are available.

Council Tax Band: B.

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.

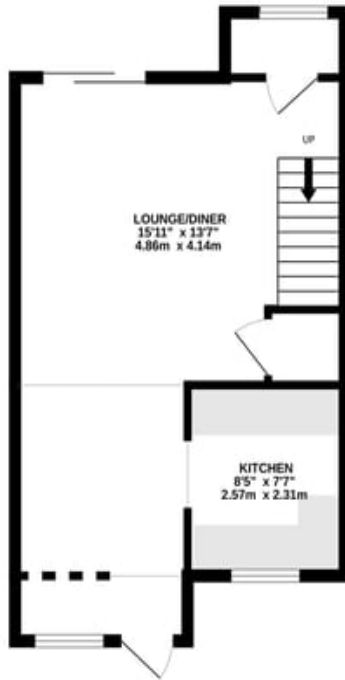
DIRECTIONS

From Barnstaple Town Centre depart in a Northerly direction as though towards Bratton Fleming. On the entering the village, pass Mill Lane on your left, then turning left into Furze Park Road, where Number 79 is located on your left hand side within a pedestrianised walkway and is identified by a for sale board.

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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	58	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



