



31 Hawley Manor, Barnstaple, Devon, EX32 8AP





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Guide Price £325,000

Beautifully presented throughout and offering deceptively spacious accommodation arranged over three floors, this three bedroom semi-detached property is an absolute must-see! Upon entering the property, the high standard of decoration is immediately apparent just from the hallway, and this impression is further enhanced in the sitting room, a light and bright room which was originally built with a 'Juliette' balcony but has been cleverly improved so that the French doors now onto a charming balcony with glass panel balustrades, perfect for enjoying the far reaching views. Also on this floor is the integral garage which has a pedestrian door to hallway. The external garage door is still in place so that the garage can be easily used for its original purpose, whilst the owners addition of a stud wall to the inside of the garage doors means it can be used for a wider variety of purposes, and is currently home to a pool table! From the hallway, stairs lead down to the kitchen and also up to the three good size bedrooms, including the Master Bedroom with en-suite as well as the family bathroom. Of course, being the highest floor, the views from here are even better! On the lower floor we find the spacious and well fitted kitchen/dining room with a range of high quality and well designed storage units, space for a comfortable dining table, bespoke light fitting and door to outside. Also on this level is the ever useful utility room, and an interesting feature is the void space beneath part of the house which could be opened up to provide extra room, subject to any consents.

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Beautifully Presented Family Home
Accommodation Over Three Floors
Living Room With French Doors To Balcony
Far Reaching Views
Well Fitted Kitchen/Dining Room
Master Bedroom With En-Suite Facilities
Two Further Bedrooms
Family Bathroom
Off Road Parking
Integral Garage



Entrance Hallway

Door to Integral Garage. Stairs to Lower Ground Floor and First Floor Landing.

Sitting Room

14' 11" x 14' 0" (4.55m x 4.27m) With balcony off.

Balcony

14' 11" x 7' 11" (4.55m x 2.41m)

Cloakroom

Lower Ground Floor

Kitchen/Diner

14' 11" x 14' 0" (4.55m x 4.27m)

Utility Room

6' 0" x 6' 0" (1.83m x 1.83m)

First Floor Landing

Master Bedroom

12' 6" x 11' 3" (3.81m x 3.43m)

En-Suite Shower Room

6' 0" x 6' 0" (1.83m x 1.83m)

Bedroom Two

8' 8" x 11' 3" (2.64m x 3.43m)

Bedroom Three

6' 3" x 11' 3" (1.91m x 3.43m)

Family Bathroom

6' 0" x 7' 0" (1.83m x 2.13m)

Outside

The front of the property is the driveway providing off road parking and giving access to the single integral garage. A side gate leads to steps down to the rear garden which provides an oasis of tranquillity, enhanced with robust boundaries. In all, a wonderful family home which must be viewed to be appreciated.

Garage

11' 3" x 16' 9" (3.43m x 5.11m)

SERVICES

Services: We understand from the seller that all mains services are available.

Council Tax Band: C.

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

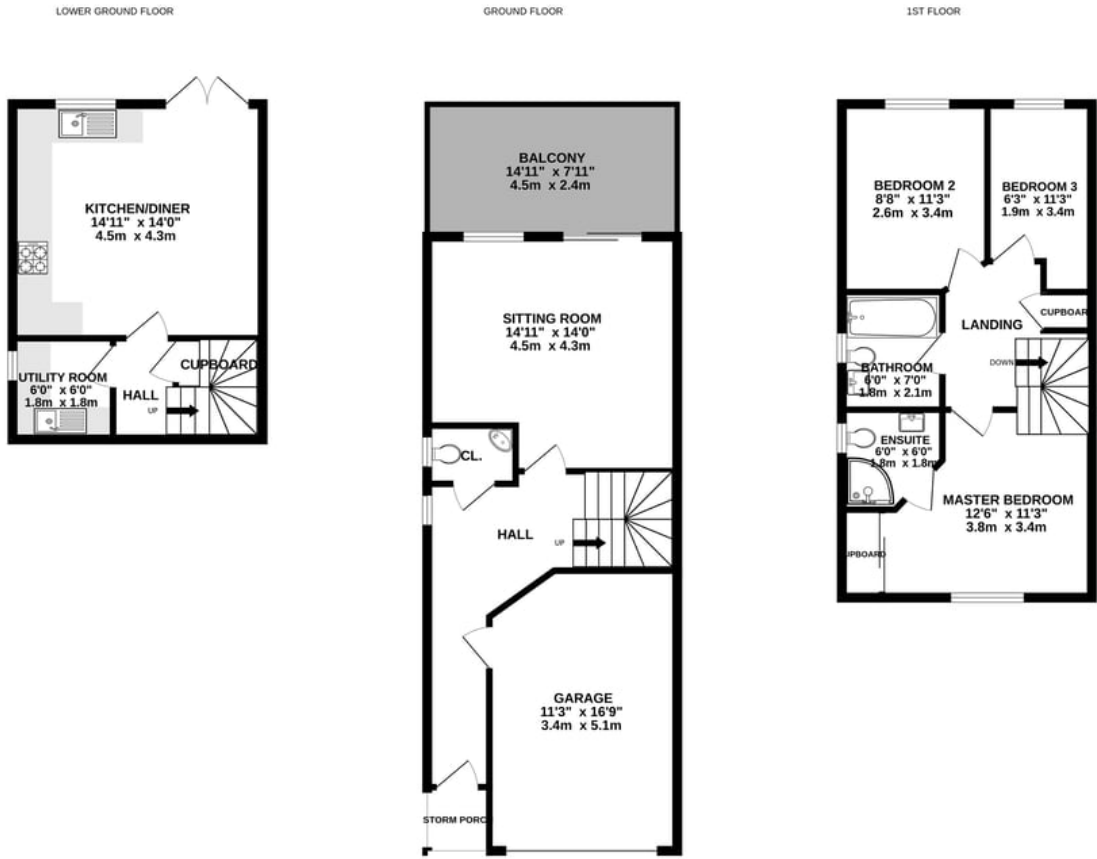
EPC Energy Rating: A.

DIRECTIONS

From the town centre proceed along Bear Street in the direction of Goodleigh passing straight across the junction with Alexandra Road and take the right hand turning signed Chanters Hills. Follow this road as it bears first left and then right and take the left hand turn into Walton Way and then right into Hawley Manor, where the property will be found on the right hand side with For Sale board displayed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	94
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



