



Peacehaven, Newport, Barnstaple, Devon, EX32 9DB





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Offers Over £400,000

John Smale and Co are delighted to present to the market this fabulous, non-estate, extensively renovated and refurbished detached bungalow, situated within a desirable and convenient location, whilst being close to a wide range of amenities and attractions and easy access to excellent road and travel links. It offers spacious and flexible accommodation, all finished to an immaculate standard, whilst benefitting from a large detached garage/workshop, private driveway parking and attractive wrap around gardens. This renovation has left no stone unturned, with a real focus on attention to detail, creating a stunning 'turn key' ready property, enabling the new owners to just move in and start enjoying the bungalow, along with its surrounding location and lifestyle on offer. The layout could be easily adapted to suit a variety of requirements, but in brief, the accommodation comprises of a bright and welcoming entrance hall, double aspect lounge, superb fitted kitchen/breakfast room with a range of quality built in appliances, 'wow' factor bathroom and four bedrooms, with some of the bedrooms offering the potential for additional reception space, or for an office/study. Properties of this style and standard are rare to the market, so the agents advise a swift viewing to avoid disappointment.

The property is situated on the outskirts of Newport, within walking distance of everyday amenities including post office, health centre, dentist, physiotherapist, local pub, fantastic golf course and driving range, 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 away.

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Individual Detached Bungalow in Sought After Location
Extensively Renovated and Refurbished
Immaculate and Spacious Accommodation
Large Detached Garage and Private Parking
Wrap around Gardens
Bright Double Aspect Lounge
Stylish Fitted Kitchen/Breakfast Room
'WOW' Factor Bathroom
Four Bedrooms/with Flexible Use Options
No Onward Chain



Entrance Hall

A bright and welcoming space, cloak and boot space, doors off to all rooms, rear lobby area at the end of hallway with window and separate door to rear, giving access to the parking area and garage, utility cupboard with space for washing machine and condensing dryer.

Lounge

3.38m x 4.50m (11' 1" x 14' 9")

Lovely bright double aspect room, T.V point, ample power points, ornate fireplace, radiators, newly laid carpet.

Kitchen/Breakfast Room

3.34m x 4.77m (10' 11" x 15' 8")

Fabulous kitchen with two double glazed windows allowing lots of natural light to flood in, ornate fireplace area with independent fireplace multi-coloured light control, allowing for different settings and moods, alcove areas with fitted shelving units, downlights, under cupboard lighting, potential wiring for pendant light in dining area if preferred, ample fitted cupboards and work surface areas, T.V point, new indesit double oven, induction hob, fridge freezer and dishwasher. There is also a large cupboard housing the heating system and various appliance controls.

Bedroom One

3.38m x 3.54m (11' 1" x 11' 7")

Spacious room which could make either another reception/dining room or a large double bedroom, double glazed window to front aspect, radiator, new carpet, T.V point, ample power points.

Bedroom Two

2.95m x 3.29m (9' 8" x 10' 10")

Double glazed window to side aspect, radiator, ample power points, new fitted carpet.

Bedroom Three

2.95m x 2.89m (9' 8" x 9' 6")

Double glazed window to side aspect, radiator, new fitted carpet, buyers may choose this to be the main bedroom as it is directly opposite the bathroom.

Bedroom Four

2.06m x 3.34m (6' 9" x 10' 11")

Double glazed window to side aspect, radiator, new fitted carpet. This room would also make a great study or office/craft room.

Bathroom

2.58m x 3.07m (8' 6" x 10' 1")

This is a gorgeous and luxurious double aspect bathroom, benefitting from underfloor heating, Aqualisa digital shower with twin head, comfort height W/C, illuminated/demisted mirror cupboard with charger, toothbrush and shaver point, large bath to soak and relax in, spacious walk-in shower enclosure.

Outside

The property benefits from a large wrap around garden, laid mainly to lawn, but with also a patio area and lots of potential for the new owners to create their own ideal outside space, including additional seating/entertaining areas, BBQ area or possibly a great vegetable plot. A gated pathway leads to the main entrance door to the front and to the rear is a gravelled private driveway area, which leads to the large detached garage/workshop, approximately 4.52M X 4.71M. The garage has a new roof, up and over garage door to the front, separate pedestrian door, two double glazed windows, new consumer unit, ample power points and a levelled and newly painted floor.

Loft

Full 300mm loft insulation.

4 X Coaxial connections to TV points

Agents Note

There is an informal agreement requiring 1/5 of the maintenance of the shared road. The shared road requires minimal maintenance and minimal expenditure.

SERVICES

Mains services connected. Gas, Electric and Water.

New Heating System with 5yr Warranty.

100% New Electrical Installation.

Council Tax Band. D.

EPC Energy Rating: D.

Tenure. Freehold.

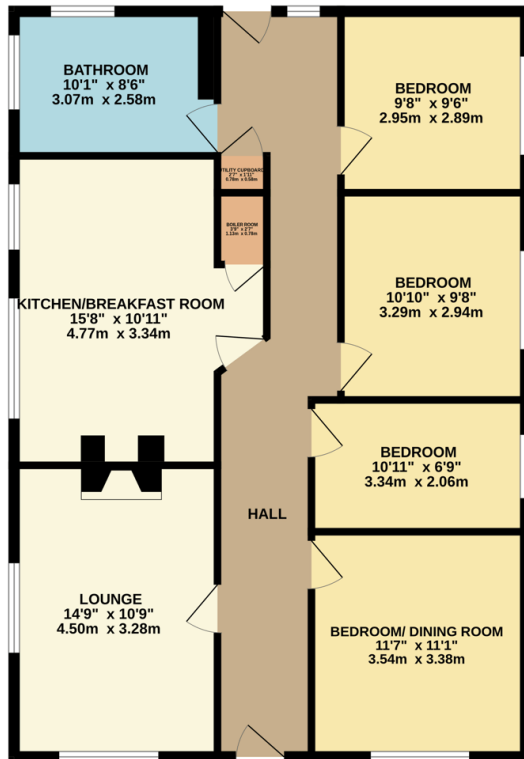
DIRECTIONS

Travel up Newport High Street and pass through cross roads and set of traffic lights. Continue along the main road and the property will be found on your left hand side, with For Sale board clearly displayed.

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GROUND FLOOR



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