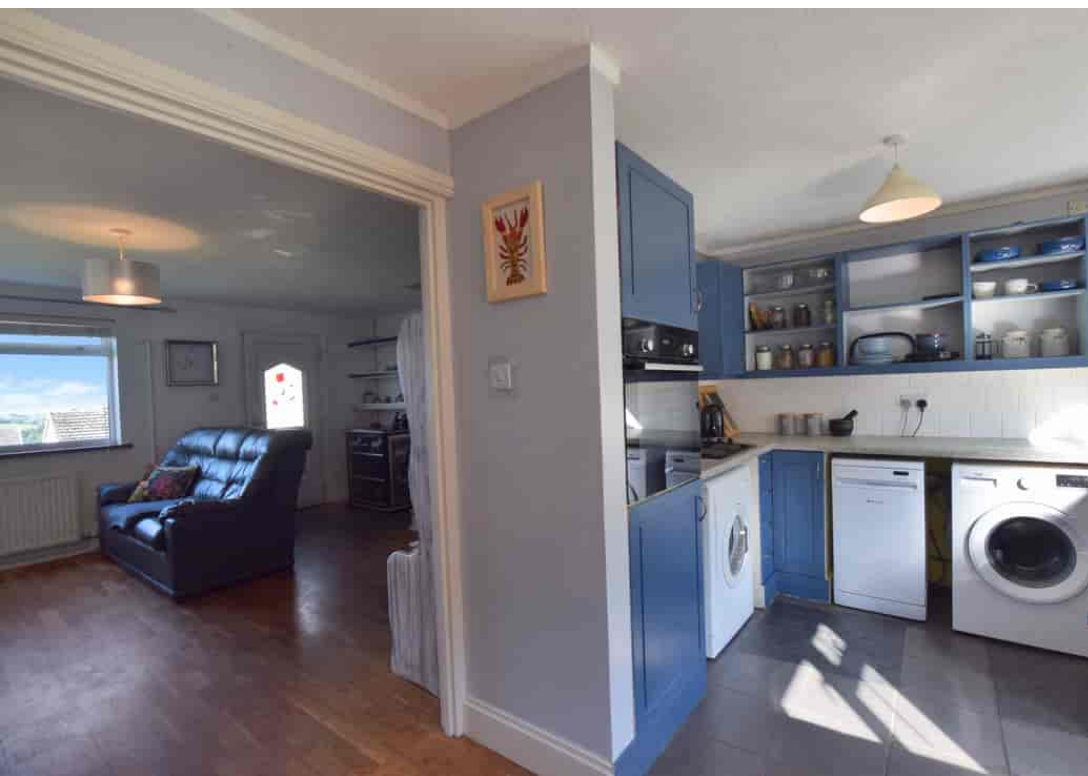




103 Furze Park Road, Bratton Fleming, Barnstaple, Devon, EX31 4TA





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Guide Price £225,000

Enjoying an elevated position within the popular village of Bratton Fleming with it's renowned village primary school, village shop and well supported range of community activities, this three bedroom semi-detached home enjoys a pleasant outlook, in particular from the first floor where there are far reaching country views to be enjoyed. The property would benefit from some updating, providing a wonderful opportunity for a buyer to put their own stamp on their new home. At the front of the property, is a useful entrance porch with space for coats and shoes, and the inner door opens onto the open plan living/dining room with stairs to first floor and a generous picture window. Leading off of this space is the well appointed kitchen with eye and base level units, sink and drainer and space and plumbing for appliances. There is a glazed door to the rear garden, as well as window overlooking the garden, making the kitchen a particularly light room. On the first floor there are three well proportioned bedrooms, two having pleasant far reaching country views, whilst the other bedroom overlooks the rear garden. There is a family bathroom with three piece white suite and electric shower over the bath with attractive contemporary tiled splash backing.

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3 Bedroom Semi-Detached House
Elevated Position With Some Pleasant Views
Front And Rear Gardens
UPVC Double Glazing
Communal Off Road Parking
Single Garage En-Bloc
Popular Village With Good Primary School
Foothills Of Exmoor

Entrance Porch

Living Room

15' 11" x 14' 8" (4.85m x 4.47m)

Kitchen

15' 11" x 8' 10" (4.85m x 2.69m)

Stairs To First Floor Landing

Bedroom One

9' 3" x 13' 1" (2.82m x 3.99m)

Bedroom Two

9' 3" x 10' 5" (2.82m x 3.17m)

Bedroom Three

6' 8" x 9' 2" (2.03m x 2.79m)

Family Bathroom

Outside

Outside the front of the property is a lawned garden bounded by timber fencing with gate and path to front door. Whilst to the rear, there is an attractive lawned garden with further side area, bounded by a combination of mature hedging and timber fencing. In the agents opinion, the property has one of the larger gardens in the road. There is communal off road parking and a SINGLE GARAGE EN-BLOC.

SERVICES

Services: Mains water, drainage and electricity. There is no mains gas in this rural location, the property has a tank for heating oil.

Council Tax Band: B.

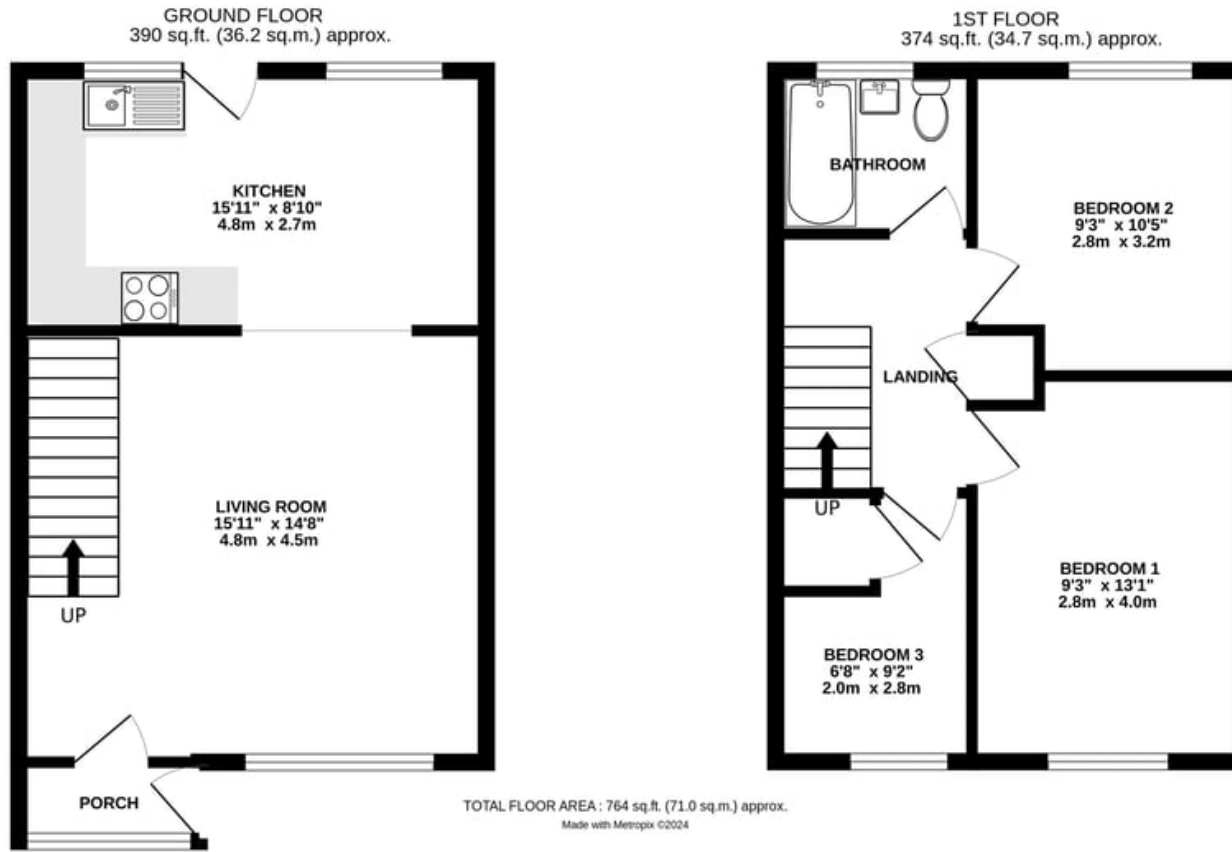
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

DIRECTIONS

Leave Barnstaple via Bear Street and follow this road as it leads out of town towards Exmoor, passing through the hamlet of Snapper, and continue on for several miles until reaching the village of Bratton Fleming. After passing the right hand turning marked Fairfield, take the next left into Furze Park Road and follow this road until passing the left hand turn signed Homer Close and take the next left into a small car park where the property will be seen on the right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(54-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



