



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





12 Furze Park Road, Bratton Fleming, Barnstaple, Devon, EX31 4TA  
Guide Price £255,000

Pleasantly set within this ever popular village and affording easy access to the local amenities is this modern semi-detached 3 bed roomed PVC double glazed and centrally heated house which also benefits from recently installed solar panels and is extended from its original specification with gardens, garage and parking, which is ideally suited for family occupation!

Briefly the accommodation provides to the Ground Floor Entrance Porch and Hall, Living Room and Kitchen/Diner. Whilst to the front are 3 Bedrooms and a Bathroom. Gardens are to the front and rear, along with a Garage and Parking.

Bratton Fleming is a delightful North Devon village, nestling close to the border of Exmoor National Park and having local facilities of a village shop, church, primary school and village hall. A regular bus service passing through the village leads to Barnstaple, North Devon's Regional Centre, having the areas main shopping, business and commercial venues or to the North, to the areas of Lynton and Lynmouth, where Exmoor meets the sea and affectionally known as "England's Little Switzerland".

# 12 Furze Park Road, Bratton Fleming, Barnstaple, Devon, EX31 4TA

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Modern Semi Detached House

PVC Double Glazing

Oil Fired Radiator Central Heating

Solar Panels

Single Garage

Additional Parking Facility

Adjoining Open Ground To The Rear

Ground Floor Extension

Inspection Advised!

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## Part Glazed Entrance Door

With courtesy lighting adjacent leads to

### Entrance Lobby

PVC double glazed window to side elevation and Velux window, radiator, laminate flooring. Open access to

### Entrance Hall

7' 10" x 5' 8" (2.39m x 1.73m) Downlighting, laminate flooring. Staircase to First Floor Landing.

## Lounge

15' 6" x 13' 3" (4.72m x 4.04m) PVC double glazed window to front elevation. Wood burning stove set on a Slate hearth. TV aerial point, radiator, laminate flooring. Door to

## Kitchen / Dining Room

16' 1" x 15' 6" (4.90m x 4.72m) A triple aspect room with PVC double glazed windows. Fitted with a range of units comprising inset one and a half bowl stainless steel sink unit with mixer tap and cupboards under, a range of matching units with work surfaces over, matching wall cupboards, splashbacks, integral oven and hob with cooker hood over, downlighting, space and plumbing for washing machine and dishwasher, extractor fan, storage cupboard, 2 radiators, laminate flooring. PVC double glazed door gives access to rear garden.

### **First Floor Landing**

Downlighting, linen cupboard, ceiling trap to loft space, carpet.

### **Bedroom One**

11' 5" x 8' 4" (3.48m x 2.54m) PVC double glazed window to front elevation giving far reaching views over rooftops. Mirror fronted wardrobe with hanging rails and shelving, radiator, carpet.

### **Bedroom Two**

10' 6" x 8' 4" (3.20m x 2.54m) PVC double glazed window to rear elevation, radiator, carpet.

### **Bedroom Three**

7' 2" x 6' 8" (2.18m x 2.03m) PVC double glazed window to front elevation giving far reaching views across rooftops. Fitted cupboard, radiator, carpet.

### **Bathroom**

7' 2" x 5' 2" (2.18m x 1.57m) PVC double glazed window to rear elevation. Fitted with a suite comprising "P" shaped bath with shower fitment over with adjacent glazed shower screen. Pedestal wash hand basin, low level flush W/C, tiled splashbacks, extractor fan, downlighting, electric shaver point, laminate flooring.

### **Outside**

To the front of the house is an open plan lawned garden area, with tarmac driveway providing parking space and leading to the Single Garage. To the rear, is an enclosed garden laid to a paved area, with a raised lawn and decked area enjoying side pedestrian access and adjoining open ground. There is an external oil fired boiler serving the domestic hot water and central heating system along with an oil storage tank.

### **Single Garage**

With up and over door, power and lighting and a rear personal door.

### **SERVICES**

Services: Mains Electric with Solar Panels which are owned by the property providing electricity to the house, with a battery back up providing a considerable saving on energy bills. Water and Drainage 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.

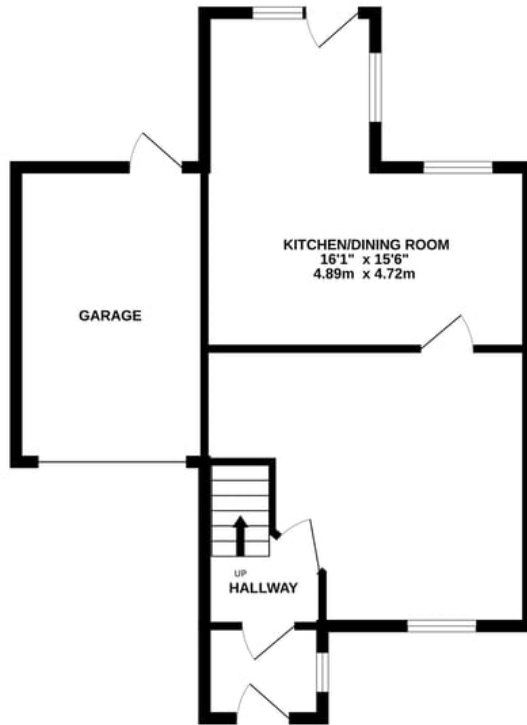
EPC Energy Rating: E.

### **DIRECTIONS**

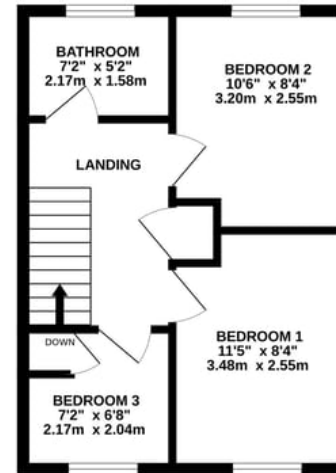
From Barnstaple Town Centre depart in a Northerly direction signed towards Bratton Fleming. On entering the village, pass Mill Lane on your left, then taking the next left into Furze Park Road, where number 12 is located on your right, easily identifiable.

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GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.  
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