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Directions

Proceed along the inner relief road in the direction of Ilfracombe and Braunton. Continue through the Bear Street traffic lights. At the next roundabout turn left into Vicarage Street. Take the second right turning onto Higher Maudlin Street. Continue, following the road to the left onto Coronation Street, number 15 will be found on your right hand side.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

Three Bed Semi Detached House with Gardens, Garage and Outbuilding

15 Coronation Street, Barnstaple, EX32 7AY

Guide Price

£280,000

- NO CHAIN
- UPVC DOUBLE GLAZING
- GARAGE & CAR PORT
- LARGE REAR GARDEN
- CONVENIENT TOWN LOCATION
- DRIVEWAY PARKING

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Property Description

Occupying a generous plot within easy reach of Barnstaple town centre, this three-bedroom semi-detached home presents an excellent opportunity for those looking to create a wonderful family home. Offered to the market with no onward chain, the property has been lovingly cared for over the years and offers spacious, well-proportioned accommodation throughout, together with an impressive mature rear garden, garage, car port and extensive parking.

The entrance hall provides access to the principal ground floor accommodation, with the bright living room enjoying a pleasant outlook over the front garden. A feature gas fire creates an attractive focal point, while the generous proportions provide plenty of space for comfortable seating.

To the front of the property, the separate dining room offers an excellent setting for family meals and entertaining, benefitting from a large bay window which fills the room with natural light.

The kitchen is fitted with a comprehensive range of modern beech-effect wall and base units complemented by contrasting work surfaces, incorporating a built-in double oven, four-ring gas hob with extractor hood, stainless steel sink and ample appliance space. To the rear is a useful downstairs WC together with access to the garden.

On the first floor are three bedrooms comprising two comfortable doubles and a generous single bedroom, all served by a family bathroom fitted with a panelled bath, pedestal wash hand basin and WC.

Whilst perfectly liveable as it stands, the property also offers exciting scope for cosmetic modernisation, allowing purchasers to create a home to their own taste and specification.

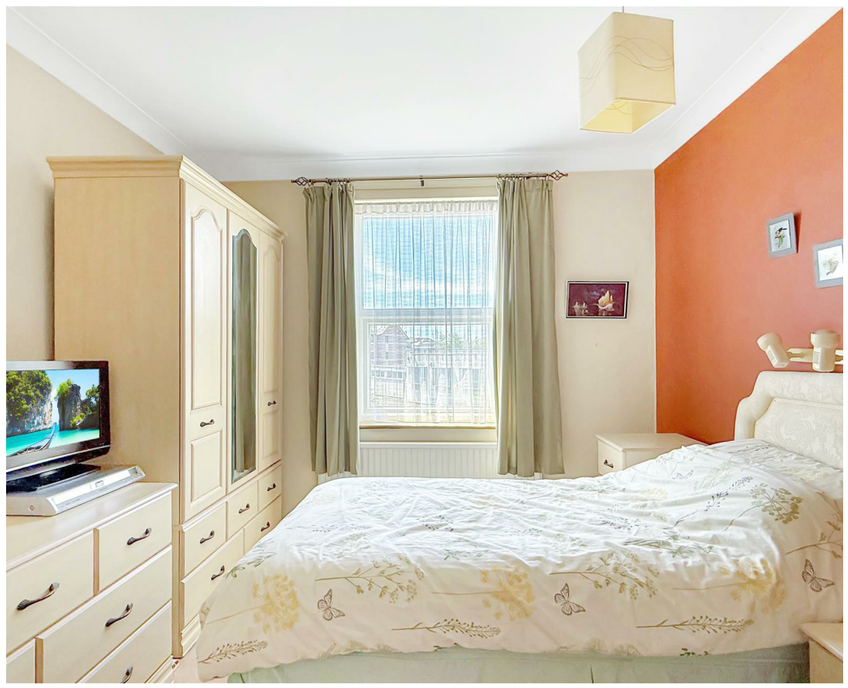
Services
All Mains Services Connected

Council Tax band
B

EPC Rating
E

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside & Surrounding Area

The property is approached via a long driveway providing ample off-road parking, leading to a detached garage and an adjoining covered car port, creating excellent storage and parking options.

To the rear lies a particular highlight of the property — a beautifully established, mature garden offering an abundance of colourful planting, ornamental trees, flowering borders and well-maintained lawns. A delightful garden room/outbuilding enjoys pleasant views across the garden and offers excellent potential as a hobby room, studio or peaceful retreat.

The extensive covered car port provides an ideal sheltered entertaining space or additional storage, while the generous plot offers a wonderful balance of privacy, colour and year-round interest rarely found so close to the town centre.

Situated in a convenient residential position, Barnstaple town centre is within easy reach, offering an excellent range of shops, supermarkets, cafés, restaurants, schools and leisure facilities. The North Devon Link Road provides straightforward access towards the M5, whilst the beautiful beaches of Instow, Saunton, Croyde and Woolacombe are all within comfortable driving distance.









Room list:

Entrance Hall

Living Room
5.39m x 3.60m (17'8" x 11'9")

Kitchen
4.28m x 2.42m (14'0" x 7'11")

Dining Room
4.10m x 3.60m (13'5" x 11'9")

Downstairs WC

Landing

Bedroom 1
3.68m x 2.96m (12'0" x 9'8")

Bedroom 2
3.36m x 2.96m (11'0" x 9'8")

Bedroom 3
2.42m x 2.40m (7'11" x 7'10")

Bathroom
2.57m x 2.42m (8'5" x 7'11")

Garage
6.15m x 3.41m (20'2" x 11'2")