



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bed House - Detached
2 Coppice Gate, Barnstaple, Devon, EX32 9PE

Asking Price

£289,950

- Well presented family home
- Sought after Newport location
- Excellent amenities close by
- En-suite to bedroom 1
- Truly superb rear gardens
- Garage
- Off road parking
- Gas central heating
- PVCu double glazing

Looking to sell? Request a free sales valuation for your property.

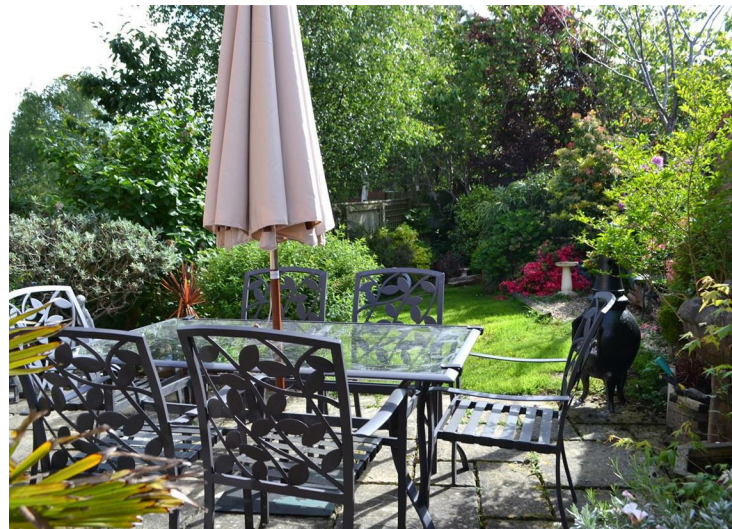
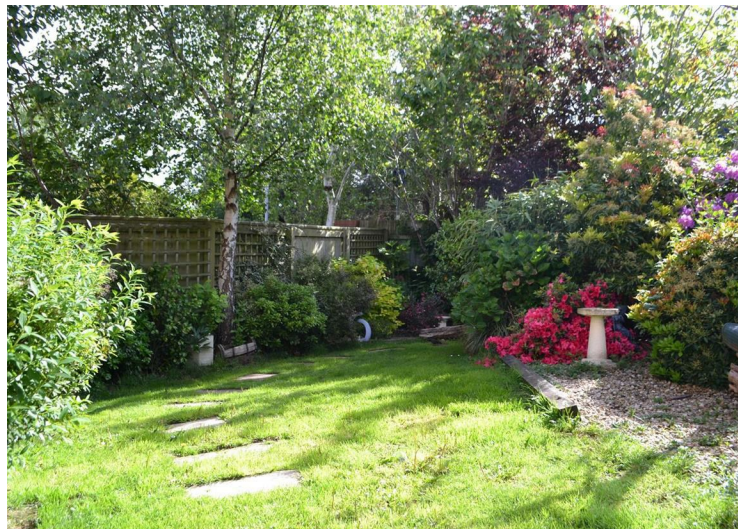
Call 01271 327 878

or email barnstaple@phillipsland.com

Directions

Proceed out of the town leaving the square on the inner relief road, turn right at MacDonalds roundabout into Hollowtree Road, continue to the traffic lights here turn left, follow the road passing Litchdon medical centre on the left, take the next left into St Johns Lane, proceed ahead taking your first turning on the right leading into Fairacre Avenue, continue through the pillars taking your first left into Coppice Gate where the property will be found after a short distance on the right with a for sale board clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Cloakroom
1.60m x 0.84m (5'3 x 2'9)

Sitting Room
3.99m maximum x 3.81m (13'1 maximum x 12'6)

Dining Room
2.74m x 2.64m (9'0 x 8'8)

Kitchen
2.72m x 2.21m (8'11 x 7'3)

First Floor Landing

Bedroom 1
3.45m x 2.95m (11'4 x 9'8)

En-suite Shower Room
1.73m x 1.32m (5'8 x 4'4)

Bedroom 2
3.84m x 2.72m (12'7 x 8'11)

Bedroom 3
3.38m x 2.46m (11'1 x 8'1)

Bathroom
2.46m x 1.57m (8'1 x 5'2)

Garage
5.03m x 2.44m (16'6 x 8'0)

Overview

Phillips Smith & Dunn are delighted to offer number 2 Coppice Gate, a spacious 3 bedroom modern modern family home situated within this most favored residential location, and within easy reach to the excellent amenities Newport has to offer.

The property benefits from from low maintenance brick elevations throughout and has upvc double glazed windows and doors therefore, requiring the minimum of maintenance. The property stands within a prominent location enjoying a corner plot position.

Briefly the internal accommodation comprises entrance hall with cloakroom WC, spacious sitting room with double doors leading into the dining room and kitchen, whilst to the first floor there are 3 double bedrooms with the master bedroom having a generous en suite shower room, and 3 piece family bathroom. The spacious garage is currently used as a studio room however, could easily be converted back into a garage if desired, a very versatile room indeed.

Newport has an excellent range of amenities which caters well for everyday needs including a local convenience store, grocers, butchers & hairdressers, schools include the popular Newport Primary School and The Park secondary School and Claire's nursery, furthermore there is the Litchdon medical centre, dentist and a public house. A regular bus service operates within the area providing regular routes to and from the town. Barnstaple the regional centre of North Devon offers a wider range of amenities including numerous High street shops and independent stores, Green Lanes shopping centre, banks, post office and a wide variety of public houses and restaurants. The North Devon Link road (A361) is within easy access providing a swift and direct route to the M5 motorway and connecting routes beyond.

Outside

Directly to the front is a private driveway providing off road parking for numerous vehicles leading to the attached garage/studio, with expanse of lawn and mature Laburnum tree. The rear garden has been carefully designed and beautifully landscaped enjoying a sunny facing aspect and fully enclosed therefore, is child and pet friendly. Leading from the dining room are patio doors which lead directly out onto the spacious patio, with gently sloping lawn fringed with established flower borders stocked with with a vast variety of established plants, shrubs and trees, with steps that lead up to an elevated decked sun terrace thoughtfully planned incorporating a mature tree to the centre. A truly delightful garden that must be viewed to be fully appreciated. Personal door leading to the garage.

Services

All main services connected

Council Tax band

D

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with the
Barnstaple branch on
01271 327 878

