



**3 Burlington Grove**  
Newport | Barnstaple | EX32 9BU

JAMES FLETCHER  
POWERED BY  
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### 3 Burlington Grove

Tucked away within a quiet cul-de-sac, this spacious 3 bedroom semi-detached home occupies a much sought-after position on the edge of town. Boasting well-planned accommodation, the property is immaculately presented throughout and enjoys a generous plot with a delightful South-East facing garden and extensive off-road parking, along with further scope to extend, subject to planning permission. Close to the popular Newport primary school, Park secondary school and within walking distance of Barnstaple town centre through Rock Park and along the banks of the River Taw, the property is conveniently placed and perfect for those seeking a home for the growing family, a property to relocate or an easy to run home to downsize

The property is conveniently located within a much sought-after residential location in Newport and offers easy access to nearby facilities, schools, parks and the A361. Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition. Offering High Street shopping along with a number of retail outlets, the town provides a range of amenities for all ages. The Tarka Rail line connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

The coast is also close-by, with popular tourist destinations of Saunton, Croyde & Woolacombe a short drive away, along with the Tarka Trail, perfect for walkers, runner and cyclists exploring the region. Approximately 10 miles to the West of Barnstaple, the A39 connects to Bideford, and a further 25 miles to Bude, the gateway to North Cornwall.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

The property opens to an inviting entrance hall, welcoming you into the home and providing stairs to the first floor along with a convenient ground floor cloakroom/W.C. The ground floor accommodation then opens to a spacious lounge/diner found at the front of the home, enjoying a dual aspect and an attractive log-burner.

The lounge/diner flows seamlessly to the kitchen/breakfast room, which boasts a range of work surfaces comprising a stainless steel 1 & 1/2 bowl sink and drawer unit with drawers and cupboards below and matching wall-units over, spaces for appliances including a cooker with stainless steel extractor hood over, dishwasher and fridge/freezer, attractive display units and a breakfast bar. Off the kitchen is a spacious conservatory, overlooking the garden, with utility space & plumbing for a washing machine and tumble dryer and double doors opening to outside.

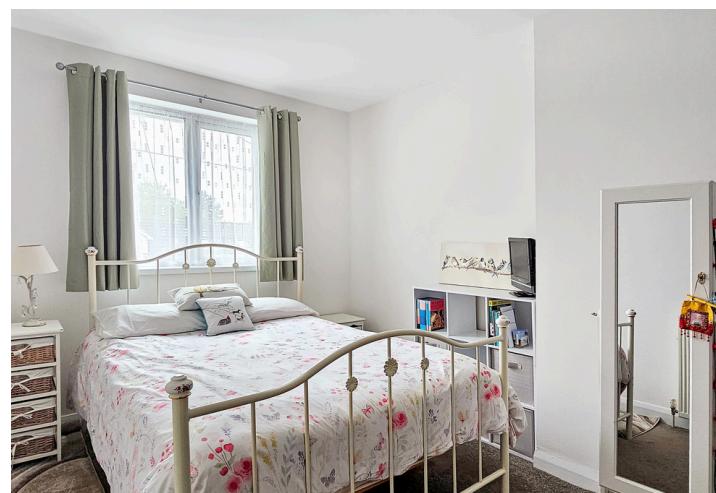
The first floor landing opens to 3 bedrooms and the recently fitted shower room. There are 2 large double bedrooms, one found at the front of the home and one found at the rear, along with a smaller double bedroom that could alternatively be used as a home office or dressing room. The shower room has been stylishly-fitted comprising a large walk-in shower, low-level W.C and wash basin with vanity unit below.

## OUTSIDE & PARKING

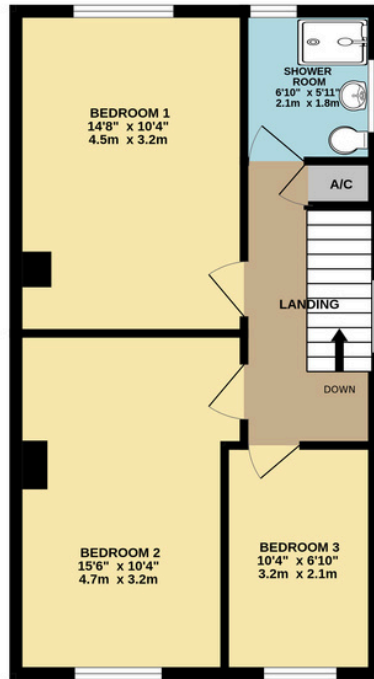
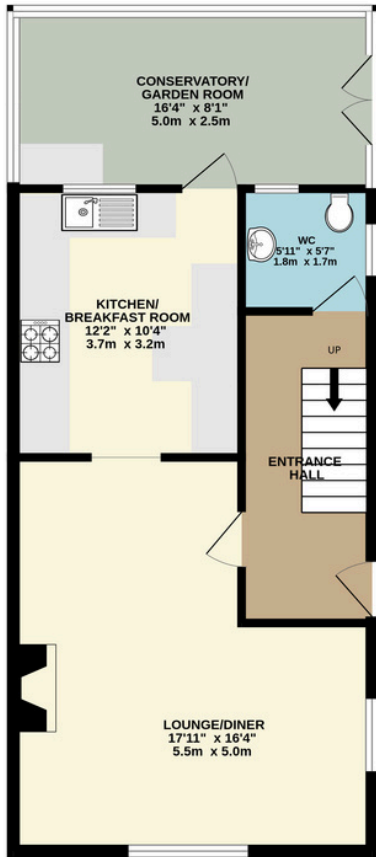
The property is approached at the front by an attractive brick-paved driveway providing ample off-road parking along with a level lawned garden. The brick-paved driveway extends beyond gates that open to the rear garden which has been laid for easy maintenance with a patio, chippings and raised beds, along with a garden shed and a large summer house. Beyond the gates, there is space to park a caravan/motorhome or boat. There is also tremendous potential to extend the current accommodation, subject to the necessary consents.

## VIEWINGS

By appointment only with the sole selling agent.







3 BURLINGTON GROVE, NEWPORT

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- **Services:** All mains connected. Gas-fired central heating..
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** North Devon District Council
- **Sellers Position:** Motivated - the sellers have found their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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