

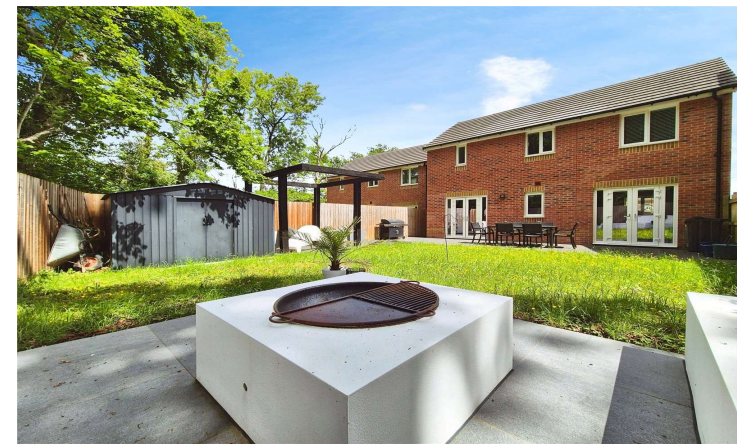
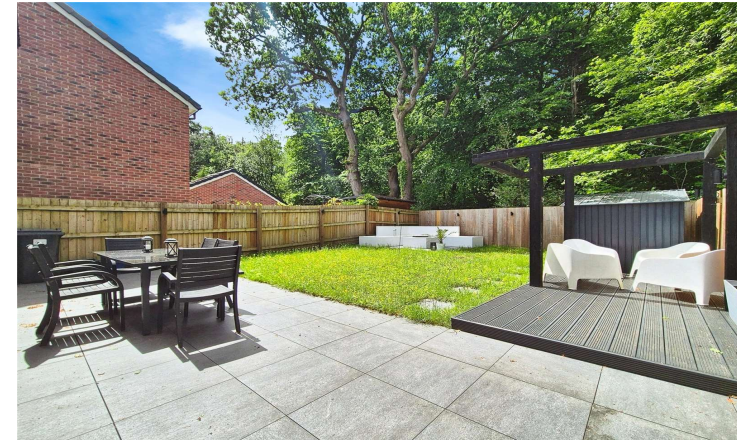


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Riverton Road  
Barnstaple  
Devon  
EX31 3TY

**Guide Price: £350,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



7 Riverton Road, Barnstaple, Devon, EX31 3TY



- Offered with no onward chain
- Three spacious double bedrooms
  - Dual aspect lounge
  - Separate utility room
- Modern family bathroom
- Driveway parking for two
- Sunny well landscaped rear garden
- Modern open-plan kitchen/diner



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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## Changing Lifestyles

Offered with no onward chain and nestled in a peaceful cul-de-sac, this modern and stylish three double bedroom detached home is a light-filled spacious retreat backing onto tranquil woodland.

Designed with both comfort and functionality in mind, the property features a bright inviting entrance hall leading into an impressive open-plan kitchen and dining area. This contemporary space is fully equipped with wall and floor units, integrated appliances including a dishwasher, fridge/freezer, double oven, four-ring gas hob, and a built-in microwave. French doors extend the living area outdoors, opening to a beautifully landscaped private rear garden that enjoys day-long sunshine. A separate utility room offers space and plumbing for undercounter white goods along with valuable additional storage. The dual aspect lounge is a welcoming, relaxing space with a feature media wall and a second set of French doors leading out to the garden. A generously sized downstairs W/C enhances the practicality of the home.

Upstairs, a spacious and airy landing with built-in storage over the stairs leads to three well-proportioned double bedrooms. The main bedroom stands out with its elegant wall panelling, fitted sliding double wardrobe, thermostat control, and a sleek three-piece en-suite with a walk-in shower. Bedroom two overlooks the front elevation, while bedroom three is currently arranged as a versatile home office and dressing room. A modern family bathroom, complete with a three-piece suite and shower over bath, serves the remaining bedrooms.

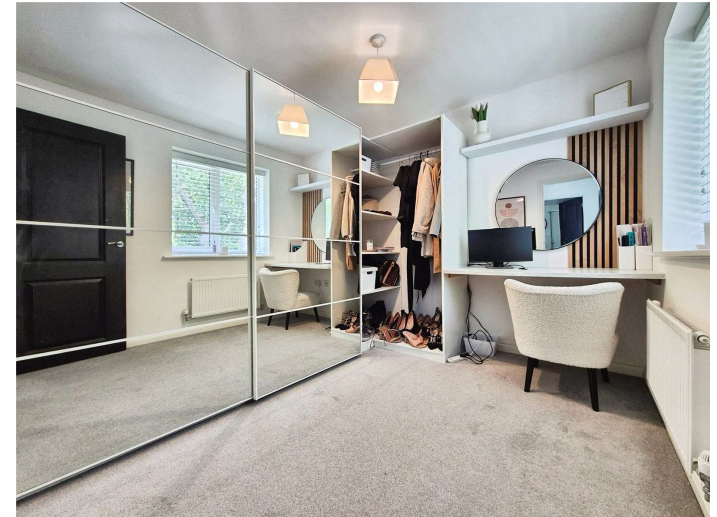
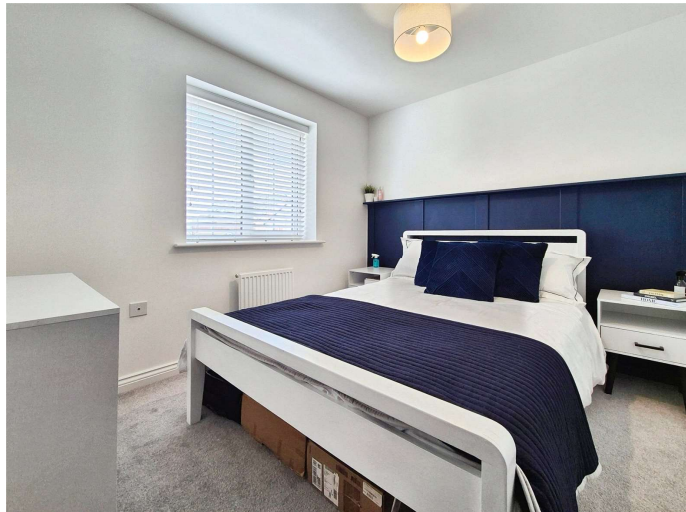
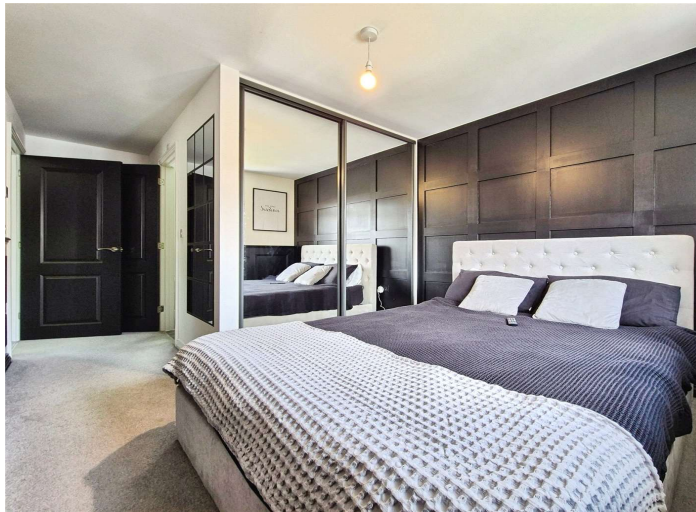
Outside, the property offers driveway parking for two vehicles and attractively landscaped front gardens, with a patio pathway leading to the front door and gated side access. The rear garden is a true highlight—backing onto woodland and thoughtfully designed with a mix of lawn, decking, and patio areas, plus a seating zone with a firepit and a convenient outdoor water supply, making it an ideal space for entertaining or relaxing in peace.

### Council Tax Band

D - North Devon Council, Lynton House

### Agent Note - Loft is not boarded

Remaining Years of new build warranty dated from 2021



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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Total floor area: 83.0 sq.m. (894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/dimes.gazed.drift>

From Barnstaple Town Centre, continue over the Long Bridge and up Sticklepath Hill / A3125. At the roundabout, take the second exit onto Bickington Road. At the next roundabout, take the first exit onto the A3125. Proceed straight across the next roundabout. At the next roundabout, take the first exit onto Gratton Way. At the end of Gratton Way, turn left onto Old Torrington Road. Turn right onto Riverton Road. Continue for a short distance taking the first left hand turning into a cul-de-sac, the property will be found on your left hand side with number plate clearly displayed.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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