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Changing Lifestyles

49 Tawcroft Way
Barnstaple
Devon
EX31 3TZ

Guide Price: £369,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

49 Tawcroft Way, Barnstaple, Devon, EX31 3TZ

AN IMMACULATE DETACHED HOME

- 3 Bedrooms (1 En-suite)
- Comfortable Lounge
- Useful Cloakroom & upstairs Bathroom
- Bright & spacious Kitchen / Diner with doors opening to the rear garden
- Ample driveway parking
- South-facing landscaped garden
- Situated in a quiet cul-de-sac close to local schools, shops & essential amenities



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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Situated in a quiet cul-de-sac within the sought after Tawcroft Estate, this immaculate 3 Bedroom detached home was built by Elan Homes in 2022 and benefits from the balance of an original 10-year NHBC warranty offering peace of mind for years to come.

The ground floor features a comfortable Lounge, a useful Cloakroom and a bright, spacious Kitchen / Diner with quality integrated appliances and double doors which open to the rear garden. Upstairs, you'll find 3 well-proportioned Bedrooms, including a generous Main Bedroom with triple built-in wardrobes and an En-suite, along with a contemporary Bathroom serving the remaining two. Ample built-in storage adds to the home's everyday practicality.

To the front and side of the house is a driveway which can easily accommodate 4 cars whilst immediately to the rear is a full-width paved terrace which is south-facing and receives the sun for much of the day. Beyond this is a professionally landscaped garden which was designed for ease of maintenance. It is mainly gravelled but has several flower beds and borders as well as raised planters which are well-stocked with a variety of shrubs. A generously sized composite deck receives the evening sun! Gravelled areas to both the side and rear of the garage afford bin / garden storage.

Tawcroft Way is known for its family-friendly atmosphere and quiet surroundings, while remaining close to local schools, shops and essential amenities. The nearby A361 provides easy access to the M5 and North Devon's stunning coastline, including Saunton, Croyde and Woolacombe beaches.

Council Tax Band

D - North Devon Council

Agent Note

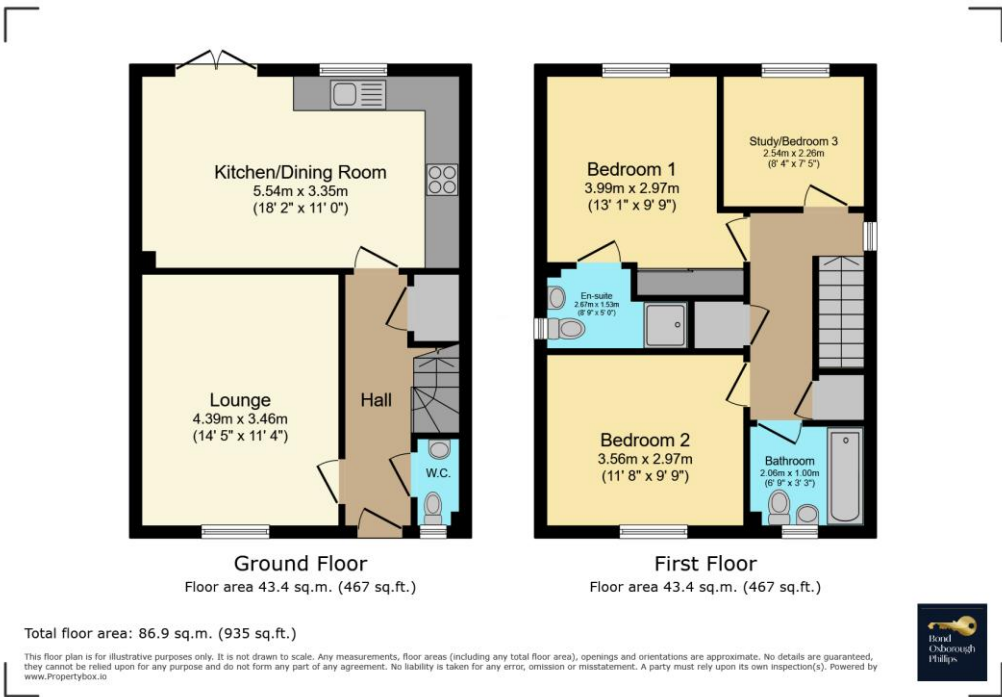
There will be a future maintenance charge payable for management of the estate and maintenance of areas of open space. The fee for this has not yet been disclosed.



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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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

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 to the end of this road and take the second right hand turning into Tawcroft Way. Follow this road and bear left. Take the next immediate left hand turning to where number 49 Tawcroft Way will be found at the bottom of the cul-de-sac on your left hand side.

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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