



Bond
Oxborough
Phillips

Changing Lifestyles

45 Tawcroft Way
Barnstaple
Devon
EX31 3TZ

Guide Price: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

45 Tawcroft Way, Barnstaple, Devon, EX31 3TZ

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms (1 En-suite)
- Bright & spacious Lounge with French doors to the south-facing rear garden
- Contemporary open-plan Kitchen / Dining Room
- Stylish Family Bathroom & convenient downstairs Cloakroom
- Private driveway providing off-road parking
- Enclosed south-facing rear garden with patio & lawn – perfect for relaxation or play
- Quiet cul-de-sac setting



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A beautifully presented and highly appealing 3 Bedroom semi-detached home, quietly positioned within a peaceful cul-de-sac in one of Barnstaple's most popular residential areas. Equipped with a well-maintained rear garden and off-street parking for 2 vehicles, whilst also being within a well-connected location close to schools, transport links and local amenities.

Stepping inside, an inviting Hallway leads through to the heart of the home. The spacious Lounge enjoys views over the rear garden and benefits from French doors that open directly onto the sun-filled, south-facing garden, creating a perfect flow between indoor and outdoor living. The contemporary, open-plan Kitchen / Dining Room is a true highlight, thoughtfully arranged with an integrated fridge/freezer and washing machine and a generous dining space - ideal for family meals or entertaining guests. A convenient downstairs Cloakroom completes the ground floor.

Upstairs, the sense of space and light continues across 3 well-proportioned Bedrooms. The Main Bedroom features built-in double wardrobes and a modern En-suite Shower Room, while the second double bedroom and a generous single room offer flexibility for family, guests or a home office. A stylish Family Bathroom, finished to a high standard, serves the remaining bedrooms.

Outside, the rear garden provides a private haven perfect for relaxation or outdoor entertaining. South-facing and beautifully maintained, it features a spacious patio, level lawn and a useful pedestrian side access.

With the balance of a 10-year NHBC warranty, energy-efficient heating and meticulous presentation throughout, this home represents an outstanding opportunity to enjoy modern living in a peaceful yet well-connected setting.

Council Tax Band

C - North Devon Council



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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/escape.flesh.mixer>

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 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 45 Tawcroft Way will be found at the bottom of the cul-de-sac on your left hand side.

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		

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.

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