



Bond
Oxborough
Phillips

Changing Lifestyles

59 Tawcroft Way
Barnstaple
Devon
EX31 3TZ

Asking Price: £309,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

59 Tawcroft Way, Barnstaple, Devon, EX31 3TZ

A MOVE-IN-READY SEMI-DETACHED HOME



- 3 Bedrooms (1 En-suite)
- Contemporary Kitchen / Dining Room
 - Light & spacious Living Room
- Downstairs Cloakroom & upstairs Bathroom
 - Turn-key finish
 - South-facing rear garden
 - Private driveway parking
 - No onward chain
- Situated on the ever-popular Tawcroft Way Estate



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Situated within the ever-popular Tawcroft Way development, this beautifully presented 3 Bedroom semi-detached home offers contemporary living in a sought after estate. The home is also being sold with no onward chain.

The property boasts a stylish, modern Kitchen fitted with light wood-effect cabinets, built-in appliances including an oven, microwave, fridge / freezer and induction hob, along with ample storage and space for family dining. A convenient downstairs Cloakroom complements the ground floor, while the generously sized Living Room provides an inviting space to relax, complete with UPVC double glazed French doors opening onto the rear patio and south-facing enclosed garden – perfect for entertaining or enjoying the sun. Upstairs, there are 3 well-proportioned Bedrooms, 2 of which are comfortable doubles. The primary bedroom benefits from its own contemporary 3-piece En-suite Shower Room, while the third bedroom offers flexibility as a single room or ideal home office. The generously sized Bathroom serves the remaining 2 bedrooms. Additional storage is provided by 2 useful hallway cupboards.

Externally, the property features a well-maintained and low-maintenance rear garden with a storage shed and convenient side access. Further benefits include private driveway parking for 2 cars, a Wi-Fi controlled thermostat and a Logic combination boiler for efficient heating.

With its modern finish, practical layout and prime location within this desirable estate, this property makes an excellent choice for families, first time buyers or those seeking a move-in-ready home. Early viewing is highly recommended. Tawcroft Way is known for its peaceful, family-friendly atmosphere, yet remains conveniently close to local schools, shops and amenities. With the A361 nearby, there's easy access to Barnstaple, the M5 and some of North Devon's best loved beaches including Saunton, Croyde and Woolacombe.

Council Tax Band

C - North Devon Council

Agents Notes

This property is being sold on behalf of a developer as part of their part exchange scheme.

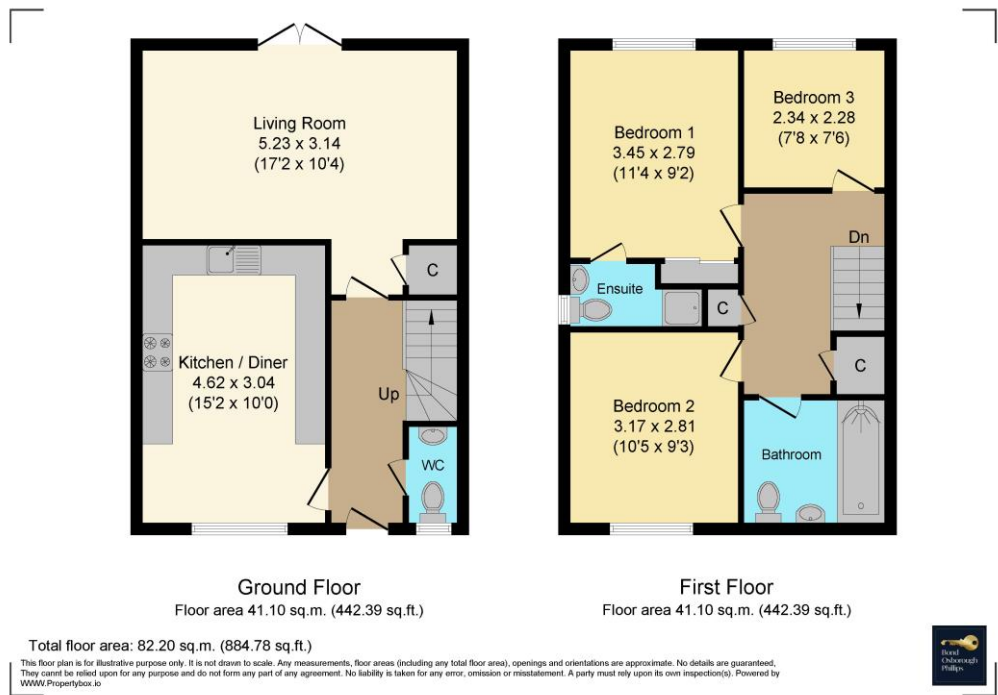
There will be a future maintenance charge payable for management of the estate and maintenance of areas of open space. The fee for this has not yet been disclosed.



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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/soup.feared.dragon>

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 right hand turning to where number 59 Tawcroft Way will be found on your right 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.

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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