



Bond
Oxborough
Phillips

Changing Lifestyles

4 Riverton Road
Barnstaple
Devon
EX31 3TY

Guide Price: £245,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

4 Riverton Road, Barnstaple, Devon, EX31 3TY



A STYLISH SEMI-DETACHED HOME LOCATED IN A QUIET CUL-DE-SAC OF JUST THREE PROPERTIES

- 2 Bedrooms

- Bright & well-proportioned Sitting Room
- Contemporary Kitchen / Dining Room with French doors opening directly onto the rear garden
- Ground Floor Cloakroom & First Floor Bathroom
- Well-presented & move-in-ready
- Enclosed, low-maintenance rear garden
- Driveway parking for 2 vehicles
- Popular & convenient Roundswell location



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4 Riverton Road presents an excellent opportunity to acquire a beautifully maintained 2 Bedroom semi-detached home, perfectly suited to first time buyers or those seeking a turnkey property. Tucked away within a small and exclusive cul-de-sac of just three homes, the property enjoys a peaceful setting while remaining conveniently positioned within the ever-popular Roundswell development.

The accommodation is thoughtfully arranged and finished to a modern standard throughout. Upon entering, a welcoming Entrance Hall provides space for coats and shoes, setting the tone for the practical layout beyond. A useful ground floor Cloakroom adds everyday convenience, while the Sitting Room is bright and well-proportioned, benefiting from useful understairs storage.

To the rear, the contemporary Kitchen / Dining Room is a standout feature of the home. Fitted with a range of sleek wall and base units, integrated appliances and ample worktop space, it offers both style and functionality. There is sufficient room for a dining table, making it an ideal space for entertaining, with French doors opening directly onto the rear garden and allowing plenty of natural light to fill the room.

On the first floor, there are 2 well-proportioned Bedrooms. The principal bedroom enjoys a front aspect and benefits from built-in storage over the stairwell. The second bedroom is a comfortable double overlooking the rear garden, offering flexibility as a guest room, home office or nursery, if required. A well-appointed Bathroom comprising of a WC, wash basin and bath with shower over completes the accommodation.

Externally, the property continues to impress. The rear garden has been designed with ease of maintenance in mind, featuring a paved patio area, a section of lawn, and a gravelled pathway leading to a further seating area - perfect for enjoying the warmer months. Gated side access provides added practicality. To the front, the property benefits from driveway parking for 2 vehicles.

Combining a quiet tucked away position with modern, move-in-ready accommodation, this home represents an ideal purchase in a highly sought after location.

Council Tax Band

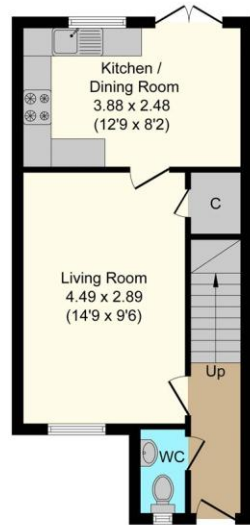
B - North Devon Council



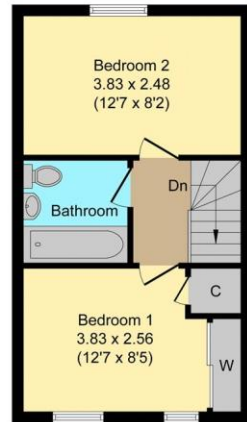
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Ground Floor
Floor area 30.30 sq.m. (326.14 sq.ft.)



First Floor
Floor area 27.40 sq.m. (294.93 sq.ft.)

Total floor area: 57.70 sq.m. (621.07 sq.ft.)

This floor plan is for illustrative purpose 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



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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		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/cakes.makes.locker>

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 right hand turning into a cul-de-sac to where number 4 will be found with a numberplate clearly displayed.

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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