



Bond
Oxborough
Phillips

Changing Lifestyles

7 Sanderling Close
Barnstaple
Devon
EX32 9FN

OIEO: £300,000 Freehold



Changing Lifestyles

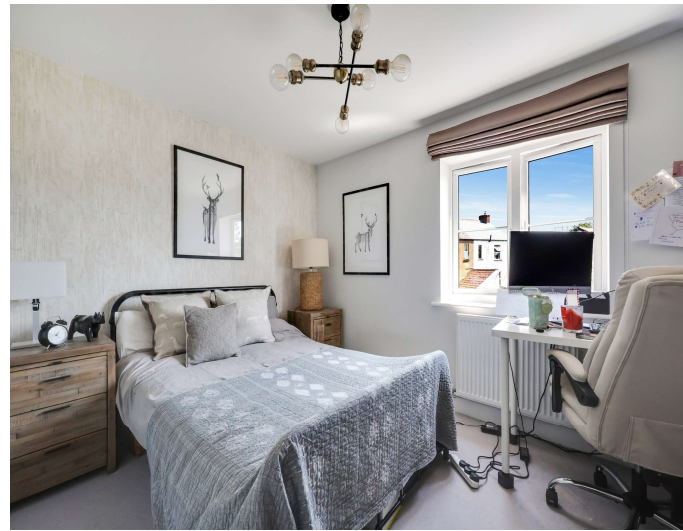
01271 371 234
barnstaple@boproperty.com

7 Sanderling Close, Barnstaple, Devon, EX32 9FN

FAMILY SIZED HOME, ARRANGED OVER THREE LEVELS CLOSE TO TOWN CENTRE



- Modern and energy efficient three-story townhouse
- Stylish kitchen / diner with integrated appliances
- Bright living room with access to garden
- Primary bedroom with en-suite and walk-in wardrobe
 - Two further double bedrooms
- Remaining NHBC warranty until 2029
 - Enclosed rear garden
 - Driveway parking for 2 vehicles



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Sanderling Close presents an excellent opportunity to acquire a modern and energy efficient three double bedroom townhouse, ideally positioned on the fringes of Barnstaple town centre. Offering spacious and well-presented accommodation arranged over three floors, the property is perfectly suited to families, professional couples or buyers seeking a low maintenance home within easy reach of local amenities, schools and transport links.

The accommodation begins with a bright and welcoming entrance hallway, complete with a useful ground floor cloakroom and stairs rising to the first floor. The kitchen / dining room forms the heart of the home and has been thoughtfully designed to create a sociable and practical living space. The contemporary kitchen is fitted with a range of wall and base units, with ample work surface space and room for a generously sized dining table. A useful understairs storage cupboard adds further practicality. Double doors lead through to the living room, allowing the space to be opened up for entertaining or closed off for more relaxed evenings. The living room enjoys French doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms. Bedroom three overlooks the rear garden, whilst bedroom two benefits from an L-shaped layout with built-in cupboard storage. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Occupying the top floor, the principal bedroom is a particularly impressive space, enjoying elevated views across the close and towards the town. The room further benefits from a walk-in wardrobe and a modern en-suite shower room.

Externally, the rear garden has been well maintained and enjoys a sunny aspect. Designed with ease of maintenance in mind, it features a patio seating area, lawn and space for potted plants, growing areas and storage sheds. Side access provides added convenience.

To the front of the property is driveway parking, with further on-street parking available nearby if required.

One of the standout features of the home is its highly convenient location, offering easy access to Barnstaple town centre, nearby supermarkets, schools, leisure facilities and transport connections.

Modern family homes with driveway parking in such close proximity to the town centre are seldom available, and an early viewing is highly recommended to fully appreciate the space, presentation and location on offer.

Council Tax Band

- C

Agent Notes - The property enjoys a remaining balance of its NHBC Warranty expiring in 2029.

Service Charge - £167.05 per year (price for 2026)

Tenure - Freehold

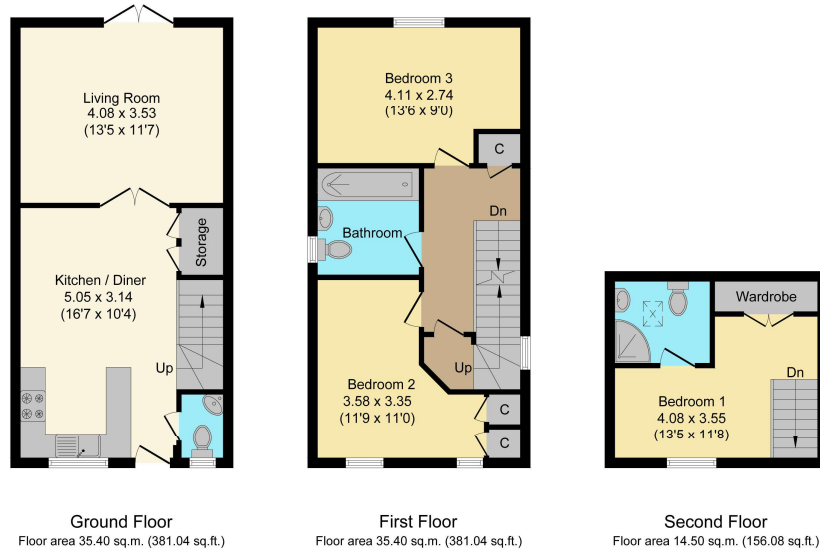
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Have a property to sell or let?

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: 85.30 sq.m. (918.16 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



Directions

From our office on Boutport Street, head towards Butchers Row and take a left onto Queen Street. At the roundabout, take the 1st exit onto Belle Meadow Road, before taking the 3rd exit at the next roundabout, staying on Belle Meadow Road. Make a left onto Summerland Street, and continue onto Chester Terrace. Turn right onto Sanderling Close and your destination will be found on your left-hand side.

What3Words: pots.refuse.hears

Score	Energy rating	Current	Potential
92+	A		95 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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