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Changing Lifestyles

47 Tawcroft Way
Barnstaple
Devon
EX31 3TZ

Offers Over: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

47 Tawcroft Way, Barnstaple, Devon, EX31 3TZ

AN ATTRACTIVE SEMI-DETACHED PROPERTY



- 3 Bedrooms (1 En-suite)
- Downstairs Cloakroom & upstairs Bathroom
 - Modern open-plan Kitchen / Diner with upgrades
- Lounge with French doors opening to the rear garden
- South-facing garden & driveway parking for 2-3 vehicles
- Conveniently situated near public transport links, schools & local amenities
- A comfortable & modern home in a desirable location



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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Are you looking for a well-maintained semi-detached property that offers comfortable and modern living, all within a popular location of Barnstaple and accessible within roughly 10 minutes?

This charming property provides a spacious and comfortable living environment, making it ideal for families and couples alike. It features numerous desirable attributes that enhance its appeal.

The property comprises 3 Bedrooms, offering ample space for a growing family or the potential for a home office. The Main Bedroom is particularly impressive, featuring built-in double-width wardrobes and an En-suite Shower Room. It is filled with natural light and offers views of the south-facing rear garden. The second Bedroom is a double room, also benefiting from abundant natural light. The third Bedroom, whilst described as a single, is well-proportioned and adaptable to various needs.

A modern open-plan Kitchen / Diner, complete with upgrades and ample dining space, is perfect for entertaining guests or enjoying family meals. The property also includes a Lounge at the rear, featuring garden views, built-in storage and direct access to the garden. This room is spacious and versatile, ideal for relaxing and socialising.

Outside, the south-facing garden is a standout feature, providing a sun-drenched space for outdoor activities. The property benefits from driveway parking for 2-3 vehicles and is situated in a peaceful cul-de-sac within a popular development.

Conveniently located near public transport links, schools and local amenities, the property also boasts nearby green spaces, offering opportunities for outdoor recreation and leisurely walks.

Entrance Hall

Composite front entrance door. Carpeted stairs rising to First Flooring. Radiator, power points, telephone point, thermostat controls, wood effect flooring.

Kitchen / Diner - 15'2" x 10' (4.62m x 3.05m)

A spacious and modern room with fitted Indigo coloured units comprising wall and floor units with worktop over, 1.5 bowl stainless steel sink and drainer. Built-in 4-ring gas hob with extractor canopy over. Built-in electric oven and microwave. Space and plumbing for washing machine and dishwasher. Integrated fridge / freezer. Ample room for dining table. Radiator, power points, wood effect flooring. UPVC double glazed window to front elevation.

Lounge - 17'2" x 11'1" (5.23m x 3.38m)

A large and light Lounge with UPVC double glazed French doors opening to the south-facing rear garden. Built-in understairs storage cupboard. Radiator, power points, TV point, wood effect flooring.

Cloakroom

WC and wash hand basin with tiled splashbacking. Radiator, vinyl flooring. UPVC double glazed obscure window.

First Floor Landing

Hatch access to partially boarded loft space. 2 built-in storage cupboards. Radiator, power points, fitted carpet.

Bedroom 1 - 11'5" x 10'5" (3.48m x 3.18m)

A spacious double Bedroom with UPVC double glazed window overlooking the south-facing rear garden. Built-in double-width fitted wardrobes. Radiator, power points, TV point, thermostat control, fitted carpet.

En-suite Shower Room - 8'11" x 4'7" (2.72m x 1.4m)

Modern 3-piece suite comprising walk-in shower enclosure with shower over, WC and wash hand basin with tiled splashbacking. Heated towel rail, extractor fan, spot lights, vinyl flooring. UPVC double glazed obscure window.

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Bedroom 2 - 10'5" x 9'3" (3.18m x 2.82m)

A well-proportioned double Bedroom with UPVC double glazed window to front elevation. Radiator, power points, TV point, fitted carpet.

Bedroom 3 - 7'7" x 7'6" (2.3m x 2.29m)

A well-proportioned Bedroom with UPVC double glazed window overlooking the south-facing rear garden. Radiator, power points, TV point, wood effect flooring.

Bathroom - 6'5" x 5'7" (1.96m x 1.7m)

3-piece white suite comprising panelled bath in a fully tiled surround with shower over, WC and wash hand basin with tiled splashbacking. Heated towel rail, spot lights, extractor fan, vinyl flooring. UPVC double glazed obscure window.

Outside

To the front of the property is driveway parking for 2-3 vehicles complemented by flower borders. A side gate provides access to the rear garden.

The rear garden is lovely and south-facing. It is mainly laid to lawn together with a patio enclosed by fencing. There are 2 outside water taps and 4 outside power points.

Useful Information

The property was constructed by Elan homes and benefits from the balance of an original 10-year NHBC warranty.

The heating can be controlled separately for upstairs and downstairs with individual thermostats.

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 yet to be disclosed.

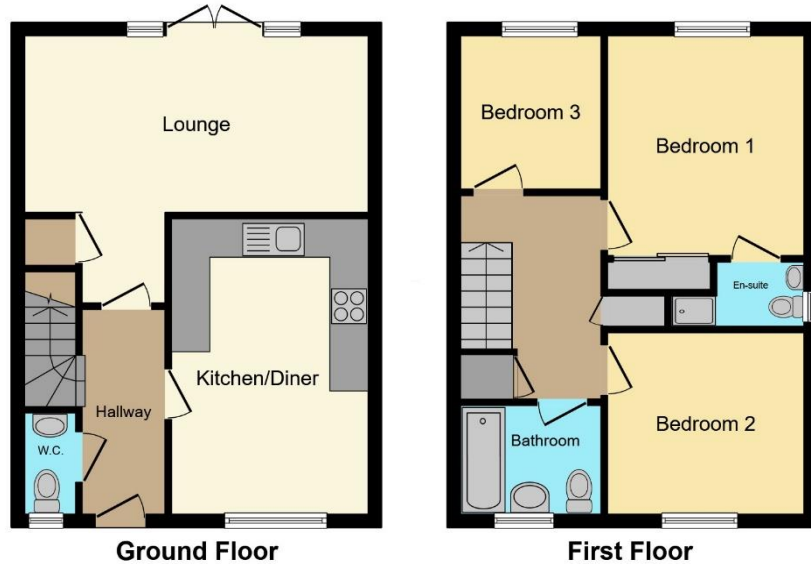
Council Tax Band

C - North Devon Council

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions

Directions to this property can be easily found by using What3words: taxi.took.economies (<https://w3w.co/taxi.took.economies>).

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 47 Tawcroft Way will be found at the bottom of the cul-de-sac on your left hand side with a numberplate and For Sale board clearly displayed.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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