



Bond
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Changing Lifestyles

4 Silverwood Heights
Barnstaple
Devon
EX32 7RJ

Guide Price: £260,000 Freehold



Changing Lifestyles

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barnstaple@boproperty.com

4 Silverwood Heights, Barnstaple, Devon, EX32 7RJ

A WELL-PRESENTED FAMILY HOME WITH A DOUBLE GARAGE



- 3 Bedrooms (1 En-suite)
- Stunning, First Floor dual-aspect, open-plan Kitchen / Dining / Lounge area
- Conservatory opening to the rear garden with views of open fields
- Convenient downstairs Cloakroom / Utility Room
- Second Floor contemporary Family Bathroom
- Well-landscaped rear garden
- This home offers a peaceful & scenic setting, making it a perfect place to live



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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This well presented 3-storey home offers spacious and versatile accommodation, perfect for modern family living. A Double Garage and additional parking provide ample space for vehicles, while the Ground Floor features a convenient Cloakroom / Utility Room. The welcoming Entrance Hall creates an inviting first impression, leading to the heart of the home on the First Floor.

The First Floor boasts a stunning, dual-aspect, open-plan Kitchen / Dining / Lounge area, filled with natural light. The fitted Kitchen includes a breakfast bar and offers space and plumbing for appliances, while the Dining area easily accommodates a large table and chairs, making it ideal for entertaining. The generously sized Lounge extends seamlessly into the Conservatory through French doors. This delightful addition enhances the living space and provides direct access to the rear garden, where breathtaking views of open fields create a picturesque backdrop.

The Second Floor features 3 well-proportioned Bedrooms, with the Main Bedroom being spacious and having a modern 3-piece En-suite Shower Room. Bedrooms 2 and 3 are bright and airy, enjoying pleasant front and rear elevation views. A contemporary 3-piece Family Bathroom serves this floor, featuring a corner Jacuzzi bath with a shower over.

Externally, the property continues to impress. The front offers parking, while a gated side entrance provides access to the rear garden. The rear garden is well-landscaped, predominantly laid to lawn with well-maintained bedding borders, mature shrubs, hedging, and a decking area - perfect for outdoor relaxation.

With uninterrupted views of open fields, this home offers a peaceful and scenic setting, making it a perfect place to live.

Council Tax Band

C - North Devon Council



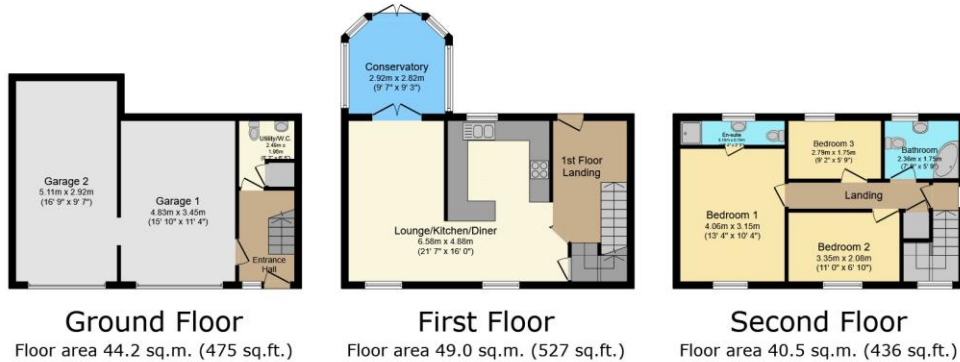
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Have a property to sell or let?

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.



This floor plan is for illustrative purposes 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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	

Directions

From Barnstaple's Inner Relief Road, upon reaching the roundabout, take the right hand turning onto Derby Road. Follow this road and upon reaching the traffic lights, take the left hand turning onto St Georges Road. Continue along this road taking the third right hand turning onto Heppenstall Road. Follow this road as it bears to the right into Long Meadow Drive. Follow the road around as it becomes Silverwood Heights. Bear to your left and follow the road around to where number 4 will be found on your left hand side 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.

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