



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

40 Tawcroft Way  
Barnstaple  
Devon  
EX31 3UE

**Guide Price: £275,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



40 Tawcroft Way, Barnstaple, Devon, EX31 3UE

## A MODERN END-TERRACE PROPERTY



- 3 Bedrooms (1 En-suite)
- Kitchen / Diner with French doors opening to the rear garden
- Spacious & light-filled Lounge
  - Garden with patio
- Driveway parking for 2 cars
  - No onward chain
  - Woodland views



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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## Changing Lifestyles

**This modern 3 Bedroom end-of-terrace property is situated in a highly sought after location and is offered for sale with no onward chain. Enjoying a delightful outlook to woodland at the rear, this home is perfect for those seeking a tranquil setting with convenient access to local amenities.**

**The Ground Floor features a spacious and light-filled Lounge with useful downstairs storage, while the modern fitted Kitchen / Diner offers ample space for a dining table and chairs. The Kitchen is well-equipped with an induction hob, cooker, space for a freestanding fridge freezer and plumbing for a washing machine. French doors lead directly to the rear garden, creating a wonderful indoor-outdoor flow. A convenient Cloakroom completes the Ground Floor accommodation.**

**Upstairs, the property boasts 3 well-proportioned Bedrooms. The Main Bedroom benefits from a modern En-suite Shower Room, built-in storage, and individual thermostat controls. The second Bedroom is a good-sized double with lovely views over the rear garden and woodland, while the third Bedroom is ideal as a single room or home office. A contemporary 3-piece Family Bathroom, comes complete with a shower over the bath.**

**Externally, the front of the property provides driveway parking for 2 vehicles and side access to the rear garden. The rear garden is a fantastic space, featuring a patio and lawn area with fenced boundaries, along with an outside tap for convenience.**

**This stylish and well-presented home is an excellent opportunity for those looking for a modern property in a desirable location, ready to move into with no onward chain.**

### **Council Tax Band**

C (provisional 2022) - North Devon Council

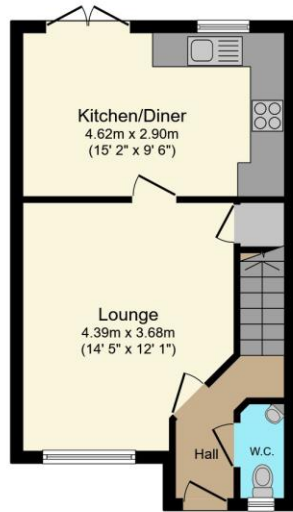


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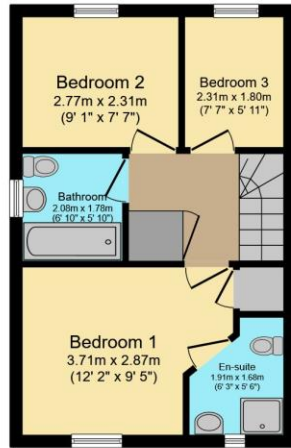
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**Ground Floor**  
Floor area 35.8 sq.m. (385 sq.ft.)



**First Floor**  
Floor area 34.2 sq.m. (368 sq.ft.)

TOTAL: 69.9 sq.m. (753 sq.ft.)

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

## Directions

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 for a short distance to where number 40 will be found on your right 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+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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