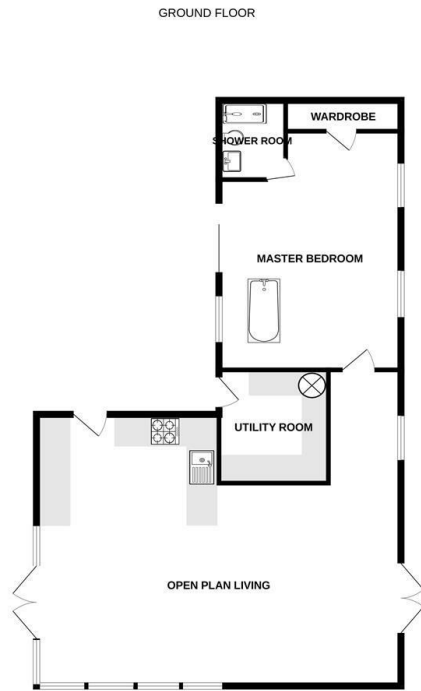




Bullocks Middle Marwood, Barnstaple, EX31 4EG

Price Guide £385,000

- Contemporary Open Plan Living
- No Chain
- Must see!
- Delightful Garden
- Tranquil Countryside Location
- Agricultural Tie
- Beautiful Exposed Oak Beams
- Stylishly Presented



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMagine 12/2023



Directions

From North Devon Link Road exit at the 'Lake Roundabout' following signs into Barnstaple and Ilfracombe. At the roundabout go straight across over the new Barnstaple Bridge, still following signs for Ilfracombe. Go straight across at the traffic lights and proceed into the left lane to join the A361 signed for Ilfracombe. At the next set of lights by the main entrance to the industrial estate take the right hand lane onto Chaddiford Lane signed for Pilton. Proceed along the road past the secondary school on your right. At the

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

Council Tax Band

EPC Rating:

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