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**Superb 3 Bedroom Chalet Bungalow**  
3 Cherry Grove, Rumsam, Barnstaple, EX32 9EU

Asking Price

**£415,000**

- Superb Rumsam Location
- Quiet, Tucked Away Postion
- Off Road Parking
- Scope To Modernise
- Pretty Rear Gardens
- No Ongoing Chain

**Directions**

Leave Barnstaple in the direction of the A361. At the roundabout with McDonalds on your right turn right into Hollowtree Road. Continue to the traffic lights and proceed straight over taking your next left into Rumsam Road. Continue all the way to the end, passing the turning into Rumsam Gardens and turn left into Cherry Grove continue down and number 3 will be found on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

### Sitting Room

4.85 x 4.04 (15'10" x 13'3")

### Dining Room

4.12 x 3.03 (13'6" x 9'11")

### Kitchen/Breakfast Room

4.97 x 3.58 (16'3" x 11'8")

### Bedroom 1

3.73 x 3.11 (12'2" x 10'2")

### Shower Room

3.57 x 1.82 (11'8" x 5'11")

### Bedroom 2

4.09 x 3.66 (13'5" x 12'0")

### Bedroom 3

4.87 x 2.20 (15'11" x 7'2")

### Shower Room

### Garage

8.15 x 2.54 (26'8" x 8'3")

## Outside

Accessed through the driveway, the property offers convenient off-road parking and leads to a larger than average attached garage featuring an up and over door, as well as lighting and power connections. There is a useful utility area at the rear of the garage and door into the bungalow. A meticulously maintained rear garden enhances the property's appeal further, and is predominantly covered with a lush lawn and adorned with mature bushes, plants and flowers. The garden is fully enclosed to ensure privacy and safety. Additionally, it boasts raised patio, creating an ideal space for outdoor dining and entertaining.



## Overview

Situated in a very desirable part of Barnstaple and tucked away, 3 Cherry Grove showcases a delightful 3/4-bedroom detached chalet bungalow, boasting generous living spaces that cater to diverse needs and offering prospective buyers abundant potential and possibilities.

The interior of this residence is characterized by the following features: a welcoming entrance hall with a staircase leading to the first floor, an appealing sitting room with dual aspect windows, a dining room/bedroom 4 that boasts a window overlooking the rear gardens. The spacious kitchen/breakfast room—the heart of the home—is equipped with a wide range of wall and base units along with ample working surfaces. The ground floor comprises a formal bedroom with fitted wardrobes and a convenient shower room. There is access to the garage/utility from the inner hall. Ascending to the first floor, you will discover two additional sizable bedrooms and another shower room complete with a three-piece suite.

Newport is within easy walking distance and offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

## Services

All main services connected

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

