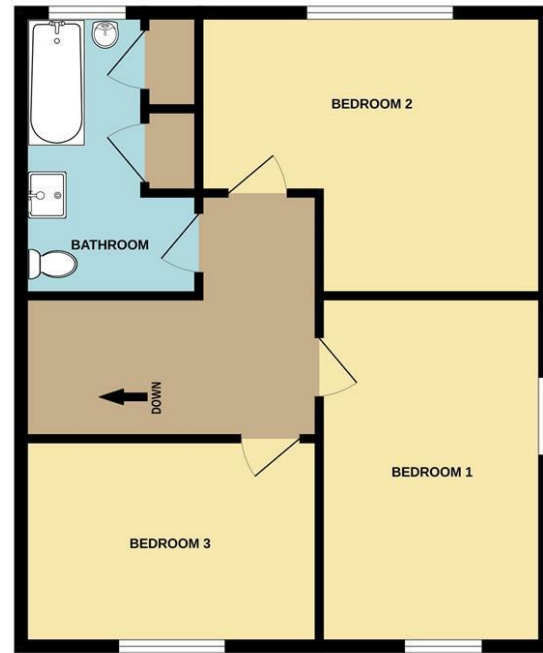


GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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**3 Bed Detached Home- Village Location**  
Fern Bank Milltown, Muddiford, Barnstaple, EX31 4HE

Asking Price

**£450,000**

- Spacious Accommodation
- Most Coveted North Devon Village
- Scope & Potential To Improve Further
- Large Plot
- Village Views
- Off Road Parking

**Directions**

Directions From Barnstaple, follow signs for the A39 towards Lynton until reaching the roundabout at North Devon District Hospital. Continue straight across, and after a short distance take the left hand turning signposted towards Muddiford on the B3230. Follow this road until you enter the village of Muddiford. Continue through the village, and after the pub, take the third left hand turning, where the property will be located in front of you, beyond the green.

**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**

**WC**

**Study**

**Sitting Room**

4.57 x 3.02 (14'11" x 9'10")

**Dining Room**

4.51 x 3.74 (14'9" x 12'3")

**Kitchen**

3.68 x 2.32 (12'0" x 7'7")

**Bedroom 1**

4.53 x 3.27 (14'10" x 10'8")

**Bedroom 2**

4.06 x 3.80 (13'3" x 12'5")

**Bedroom 3**

3.92 x 2.70 (12'10" x 8'10")

**Bathroom**

3.78 x 1.90 (12'4" x 6'2")

**Large Shed**

8.30 x 4.98 (27'2" x 16'4")

**Garage**

5.38 x 3.45 (17'7" x 11'3")

## Outside

Located adjacent to the left side of the property and adjoining the parking area, is a very large storage shed and a good size single garage.

Leading up from the property are the elevated rear and side gardens, granting splendid vistas across the valley. These gardens predominantly feature lush lawns, interspersed with various mature trees. All in all the plot is considered an excellent size measuring approx 0.7 of an acre and offers a great deal of scope and potential.



## Overview

Fern Bank is a detached 3 bedroom home offering spacious accommodation all situated in a plot of 0.7 of an acre. The property is in need of some general refurbishment and modernisation throughout but offers prospective purchasers plenty of scope and potential.

The accommodation is presented over 2 floors with the ground floor comprising of an entrance hall, study, cloakroom WC, dual aspect sitting room, kitchen and large dining room running across the back of the property.

On the first floor are 3 double bedrooms all offering pleasant outlooks to the surrounding gardens and surrounding countryside. The family bathroom has a 4-piece suite including a separate shower cubicle and bath.

The property is well located in the heart of the village. Muddiford has a bustling local community atmosphere and the property is within a short walk to the pub. The village has many lovely scenic walks and footpaths enjoyed by many locals. Marwood School is within easy reach and is rated Outstanding in Ofstead reports. Perfect for the growing family. Within short driving distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. 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 and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles of distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

## Services

Mains water, electric. Septic tank

## Council Tax band

D

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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

