

GROUND FLOOR



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### 3 Bed Detached Bungalow With Scenic Views

16 Brahms Way, Barnstaple, Devon, EX32 8AH

Guide Price

**£280,000**

- CHAIN FREE!
- Quiet Neighbourhood
- Conservatory
- Stunning Views Over Barnstaple
- Lovely Curb Appeal
- Double Glazing Throughout
- Garage and Driveway
- 3 Bedrooms
- Plenty of Storage

### Directions

Leaving Barnstaple from the town centre, follow the A3125, upon reaching the roundabout, take the second exit onto Barbican Road. Carry on to the next roundabout and take the 1st exit onto Victoria Road, follow the road to the left to the next roundabout. Take the first exit onto Constitution Hill and take the second right onto Sowden Lane, follow up the hill and take the second right onto Brahms Way, number 16 will be on your right.

**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

### Living Room

6.32m x 3.49m (20'8" x 11'5")

### Kitchen

2.36m x 3.15m (7'8" x 10'4")

### Bedroom 1

3.37m x 3.90m (11'0" x 12'9")

### Bedroom 2

2.86m x 3.08m (9'4" x 10'1")

### Bedroom 3

2.05m x 3.09m (6'8" x 10'1")

### Bathroom

2.22m x 1.68m (7'3" x 5'6")

### Conservatory

2.96m x 2.19m (9'8" x 7'2")

### Garage

## Overview

Welcome to a 3-bedroom detached bungalow in Brahm's Way, where practicality and comfort converge. This property features a galley kitchen, a bathroom, and abundant storage throughout, including a single garage and driveway parking.

Inside, discover a well-organized living space that effortlessly connects to a functional galley kitchen. The three bedrooms provide comfortable retreats, with the two double bedrooms boasting the added convenience of built-in wardrobes. The bathroom caters to essential needs, and ample storage solutions are thoughtfully integrated throughout the home, ensuring a clutter-free living environment.

A standout feature is the added conservatory at the back, providing expansive views of Barnstaple and the estuary in the distance. This sunlit extension serves as a tranquil retreat to enjoy changing skies and distant waters. Accessible from the conservatory, the rear garden offers a quiet space for outdoor activities and relaxation.

With the practicality of built-in wardrobes in the double bedrooms, a single garage, driveway parking, and the charm of both front and rear gardens, this bungalow invites you to embrace a comfortable and organised living experience.

## Outside

Situated on the outskirts of 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 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

All Mains Services Connected  
(Gas, Electric, Water)

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

