

# A Truly Stunning 4 Bedroom Home

1 Stove Road, Barnstaple, EX31 1AN

Asking Price

£480,000



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# Situated In A Most Desirable Location

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NO ONGOING CHAIN! Situated on this new development of similar style homes is this detached residence that was built by the reputable David Wilson Homes and is located in the coveted Pilton area. This particular design is called the Exeter and is a modern home ideal for families needing flexible living space and is just beautifully presented by the current owners.

Walking in through the front door you are greeted by the spacious entrance hall which has a large cloakroom WC and storage cupboard. From the hall is the spacious sitting room with feature bay window allowing plenty of natural light to flood in and it is the perfect place to relax in comfort. At the rear is the luxurious open plan kitchen/dining room that has been fitted with a superb range of grey wall and base units and working surfaces over with integrated appliances such as double oven, hob and dishwasher. There is a delightful glazed box bay with French doors leading out into the garden. From the kitchen is the most useful utility room, with matching units and space and plumbing for appliances.

Moving upstairs, you can't help but notice the light and airy landing, unusually large and providing access to the 4 double bedrooms. The master suite is of a particularly generous size with fitted wardrobes and a modern and stylish en-suite shower room. The family bathroom has a superb suite with a separate bath and shower.

The property has the remainder of its NHBC and also the remainder of DWH's own 2 year warranty giving peace of mind to any prospective purchaser. As with all new developments there is a yearly maintenance charge for the open spaces and the play park. The current owners have just paid £238.00 so there is a whole year without charge for the new buyer.



# DETAILS

Stove Road is quietly and conveniently situated in the sought after residential area of Pilton, one of the oldest parts of Barnstaple and within walking distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. This particular development is at the top of Pilton and is very convenient for the North Devon Hospital. Barnstaple is 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.



## Entrance Hall

**Sitting Room 3.85 x 4.67 (12'7" x 15'3")**

**Kitchen/Dining Room 5.91 x 4.76 (19'4" x 15'7")**

**Utility Room 3.16 x 1.72 (10'4" x 5'7")**

**Cloakroom WC**

## First Floor Landing

**Bedroom 1 3.85 x 3.71 (12'7" x 12'2")**

**EnSuite Shower Room 1.71 x 2.31 (5'7" x 7'6")**

**Bedroom 2 4.22 x 4.08 (13'10" x 13'4")**

**Bedroom 3 3.26 x 3.52 (10'8" x 11'6")**

**Bedroom 4 2.78 x 3.59 (9'1" x 11'9")**

**Bathroom 3.04 x 1.88 (9'11" x 6'2")**

**Garage**



## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-







Outside and to the front is a double-width driveway which leads to the garage which has an up-and-over door and light and power connected, aswell as a newly installed EV Charger. Side pedestrian access takes you to the garden that is mostly laid to lawn with flower beds and a patio perfect for al-fresco entertaining. There is also a useful storage shed, water tap and power socket. The property has solar panels which are owned by the property and currently provide 15p per unit for the house.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - Band E

EPC rating - A



## DIRECTIONS

Head out of Barnstaple in the direction of Pilton, proceed along Pilton Causeway, and follow the road towards the hospital. Upon reaching the hospital roundabout, take the first exit onto Westaway Plain and continue along until you come to the right hand turn into Northfield Lane. Carry straight on and you will see the right hand turn named Stove Road and number 1 is on the left hand side.



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Barnstaple Office  
01271 327878







