



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.  
Made with Metropix ©2024



**Superb 4 Bedroom Chalet Bungalow**  
7 Cherry Grove, Barnstaple, EX32 9EU

Asking Price

**£415,000**

- Spacious and Adaptable Accommodation
- Sought After Rumsam Location
- Close to Local Schools & Amenities
- Superb Order Throughout
- Detached Garage & Off Road Parking
- Peaceful & Tucked Away Position

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

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

**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 towards the end turning left into Rumsam Gardens, continue along turning right and continue up and take the next right again and number 7 will be found immediately on your right hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

### Sitting Room

1.22m.28.04m x 0.91m.29.57m (4.92 x 3.97)

### Kitchen

4.62 x 3.37 (15'1" x 11'0")

### Dining Room

4.10 x 3.30 (13'5" x 10'9")

### Conservatory

3.49 x 3.30 xma (11'5" x 10'9" xma)

### Separate WC

### Bedroom 3

3.72 x 3.70 (12'2" x 12'1")

### Bedroom4/ Study

3.38m x 1.93m (11'1" x 6'4")

### FF Landing

### Bedroom 1

4.75 x 3.97 (15'7" x 13'0")

### Bedroom 2

5.49 max x 2.79 max (18'0" max x 9'1" max)

### Garage

## Overview

Situated in the highly sought after area of Barnstaple, the discreetly positioned 7 Cherry Grove presents an enchanting 4 bedroom detached chalet bungalow. This residence showcases expansive living spaces that cater to diverse needs, offering potential buyers a myriad of possibilities.

As you step into this home, you are greeted by a welcoming entrance hall featuring a staircase that gracefully leads to the first floor. The cosy sitting room is adorned with front facing windows, providing ample natural light. While at the rear is the superb Kitchen/Dining Room that has been beautifully opened up combining the two rooms seamlessly with the kitchen being fully equipped with wall and base units and space for appliances. Flowing from the dining area is the lovely conservatory that offers views out to the surrounding countryside. The ground floor accommodation also includes a formal bedroom and a convenient WC adjacent and the potential for a 4th bedroom or study at the rear.

Ascending to the first floor, you will find two additional sizable bedrooms, each offering comfort and privacy. There is a family bathroom, complete with a four-piece suite, catering to the needs of the upper level. Because of the flexibility of this property, the size and its location we are sure it will appeal to families, retired couples and anyone looking for a 'turn-key' home, please call or book online immediately to view!

Newport is within easy walking distance and offers an excellent range of amenities which cater well for everyday needs including a 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.

## Outside

Outside the property excels further, occupying a corner plot with a low maintenance front garden laid to patio. Side pedestrian access leads to the rear garden which has some raised decking perfect for al-fresco dining, stepping down to the garden which is laid to lawn. At the rear is off-road parking leading to the detached garage that has an up-and-over door and light and power connected.



## 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

