



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



**3 Bed Bungalow Set Within Beautiful Plot**  
The Firs Bishops Tawton, Barnstaple, EX32 0BB

Guide Price  
**£435,000**

- CHAIN FREE!
- 0.20 Acre Plot
- Multi Fuel Log Burner
- 41m2 Indian Sandstone Patio
- Beautiful & Private Front and Rear Garden
- Large Loft Primed for Conversion
- Garage and Driveway
- Excellent Condition Throughout
- Popular Residential Location
- Bright and Airy Rooms

**Directions**

Approaching Barnstaple on the A361 North Devon Link Road as you approach the town bear left at the first roundabout on to the A39. At the next roundabout, turn left onto Bishops Tawton Road on to the A377 signposted to Crediton, proceed up the hill bearing around to the left and continue ahead, as the road heads into village continue down before turning left onto Sanders Lane, then take the next left onto School Lane. The Firs will be situated 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)

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

### Lounge Diner

6.90m x 4.30m (22'7" x 14'1")

### Kitchen

3.50m x 3.40m (11'5" x 11'1")

### Bedroom 1

3.56m x 3.35m (11'8" x 11'0")

### Bedroom 2

3.40m x 3.40m (11'1" x 11'1")

### Bedroom 3

2.60m x 2.40m (8'6" x 7'10")

### Family Bathroom

2.50m x 1.90m (8'2" x 6'2")

### Utility Room

2.10m x 2.00m (6'10" x 6'6")

### WC

2.00m x 1.30m (6'6" x 4'3")

### Attic Space

5.23m x 3.42m (17'1" x 11'2")

### Loft Office/Storage

3.66m x 3.33m (12'0" x 10'11")

### Loft Room

3.23m x 3.33m (10'7" x 10'11")

## Overview

Nestled in the serene enclave of Bishops Tawton, this detached bungalow offers an idyllic haven.

The spacious living room, adorned with dual aspect windows, welcomes natural light and showcases a charming multi-fuel log burner, creating an atmosphere of warmth and comfort.

The modern kitchen stands as a culinary delight, boasting integrated appliances including a fridge, freezer, Neff hide and slide oven, and Neff induction hob, complemented by ample cupboard space for storage.

The bathroom exudes contemporary elegance, featuring both a shower and bath, while three bedrooms offer tranquil garden views, with two doubles and one single providing versatile accommodation options.

For added convenience, a utility room and an additional WC enhance daily living. Ascending upstairs reveals a versatile loft space, divided into three sections: storage, office, and a loft room, perfect for conversion into additional living space, a home office, or a hobby room, catering to various lifestyle needs.

Outside, the property impresses with its exterior features, including a single garage, double-length driveway, and meticulously landscaped front and rear gardens. The rear garden beckons with a patio area and lush lawn, bordered by a storage shed nestled at the garden's apex, all maintained in impeccable condition, ensuring a private and serene outdoor retreat.

## Outside

There are excellent amenities within the village including a well respected Primary School, church and popular village public house 'The Chichester Arms' only a few minutes walk away. The Park secondary school is also within close proximity. A bus service operates within the area providing regular links to and from the town. Barnstaple, the ancient borough and administrative centre for North Devon is approximately 2 miles North and 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

Oil Fired Central Heating.  
Mains: Water, Electric and Waste.

## Council Tax band

D

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

