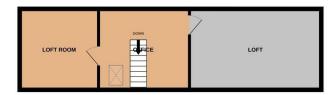




GROUND FLOOR



1ST FLOOR



## **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

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Guide Price

£435,000

# 3 Bed Bungalow Set Within Beautiful Plot

The Firs Bishops Tawton, Barnstaple, EX32 OBB

• CHAIN FREE!

• 0.20 Acre Plot

• Multi Fuel Log Burner

• Beautiful & Private Front and Rear Garden • Excellent Condition Throughout

- Large Loft Primed for Conversion
- - Garage and Driveway • Bright and Airy Rooms
- 41m2 Indian Sandstone Patio

• Popular Residential Location

Barnstaple 01271 327878 • Braunton 01271 814114  $www.phillips land.com \\ barnstaple@phillips land.com$ 





## 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.

## Services

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

Council Tax band

# **EPC** Rating

## Tenure

Freehold

# Viewings

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





## 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.

## 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

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")

