



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 Detached 3 Bedroom House**  
38 Shearford Close, Barnstaple, EX31 1AG

Asking Price

**£390,000**

- Sought After Development
- Easy Access to ND Hospital
- Edge Of Town Location
- Superb, Modern Accommodation
- Reputable Builder
- Double Garage & Parking

**Directions**

Out of Barnstaple in the direction of Pilton, follow along Alexandra Road, taking the second exit on the first roundabout. Then take the second exit again on the next roundabout to take you onto Pilton Causeway, follow straight through both sets of traffic lights onto the A39 (North Road), leading up to the hospital. Once you approach the roundabout at the top of the hill, take the first exit onto Westaway Plain. Follow this road until you see a signpost with 'Shearford Close' on your right hand side. Turn right and follow the

**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

### Sitting Room

5.57 max x 3.15 max (18'3" max x 10'4" max)

### Kitchen/Dining Room

5.57 max x 2.91 max (18'3" max x 9'6" max)

### WC

### FF Landing

### Bedroom 1

3.35 x 2.91 (10'11" x 9'6")

### En-Suite Shower Room

### Bedroom 2

2.92 x 2.91 (9'6" x 9'6")

### Bedroom 3

2.95 x 2.59 (9'8" x 8'5")

### Bathroom

1.95 x 1.90 (6'4" x 6'2")

### Double Garage

## Overview

Nestled in the charming village of Pilton, this 3 bedroom detached home is set within a modern development of just 42 homes. Westaway Reach presents an attractive array of three and four-bedroom homes in Barnstaple and embraces the tranquility of its countryside setting seamlessly integrating into its surroundings. The tasteful architecture harmonizes with the natural beauty of the area, creating a delightful ambiance.

The property benefits from the stand out feature of a double garage and ample off road parking with the internal accommodation comprising of: entrance hall with cloakroom WC, lovely sitting room that has a feature bay window an French doors into the rear garden. On the other side of the property is the superb kitchen/dining room that has a range of modern wall and base units with working surfaces over and built in appliances. There is space for a table and French doors leading into the garden.

Upstairs and on the first floor are 3 good size bedrooms with bedroom 1 having an en-suite shower room with a 3 piece suite fitted. The family bathroom has an attractive white suite complemented by modern wall tiling.

Outside the property benefits from a good size plot with double width driveway leading to the double garage which have up and over doors, light and power connected and personal door into the garden. Side pedestrian access also takes you to the rear with the garden having an attractive lawn area and a couple of areas for seating and al-fresco dining.

## Location

Situated on the outskirts of Barnstaple Town Centre on the popular Westaway Reach development that was built by Devonshire Homes, Shearford Close has easy access to 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 main services connected

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

