

# Immaculately Presented 4 Bed Detached Home

5 Rumsam Meadows, Barnstaple, Devon, EX32 9FF

Guide Price

£515,000



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# Beautiful Family Home With Modern Features Throughout

5 Rumsam Meadows, Barnstaple, Devon, EX32 9FF



## Interior

Welcome to this stunning 4-bedroom detached house situated in the desirable area of Rumsam. As you step inside, you are greeted by a large entrance hall that sets a warm and inviting tone for the rest of the home.

To the right of the entrance hall is a lovely dual aspect living room. This spacious room is perfect for both relaxation and entertainment, featuring bifold doors that open onto the patio, allowing for seamless indoor-outdoor living. A log burner provides a cosy atmosphere during the colder months.

The heart of this home is the large, modern kitchen diner. It boasts a sleek design with ample cupboard space, an integrated dishwasher, and a Rangemaster cooker, making it a chef's delight. Off the kitchen, you will find a practical utility room, offering additional storage and convenience.

The ground floor also includes a versatile study, perfect for those who work from home, and a well-appointed WC.

Upstairs, you will find four generously sized double bedrooms. The master bedroom is a standout feature with its dual aspect windows, built-in wardrobe, and en suite shower room, providing a private retreat. The remaining bedrooms are equally spacious, offering ample room for family and guests. The family bathroom is a contemporary 3-piece suite, designed with modern fixtures and finishes.



# Exterior

To the outside this property offers satisfying curb appeal with a large private driveway leading down to the double garage, ensuring parking is never an issue. The exterior is as impressive as the interior, with a well-landscaped garden that adds to the home's charm.

To the rear of the property you'll find a beautifully landscaped garden. Immediately off the living room is a patio area, ideal for outdoor seating and entertaining. The garden extends to a lush lawn, perfect for children to play or for hosting summer gatherings. At the bottom of the garden, a stone chipped area with a table and chairs provides a serene retreat where you can unwind and enjoy the peaceful surroundings.

## VIEWING

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

**Entrance Hall 3.24m x 4.20m (10'7" x 13'9")**

**Kitchen Diner 4.14m x 7.02m (13'6" x 23'0")**

**Living Room 3.39m x 6.01m (11'1" x 19'8")**

**Utility Room 1.96m x 2.64m (6'5" x 8'7")**

**Study 2.18m x 2.64m (7'1" x 8'7")**

**WC 1.28m x 1.49m (4'2" x 4'10")**

**Landing 2.96m x 4.30m (9'8" x 14'1")**

**Master Suite 5.20m x 3.66m (17'0" x 12'0")**

**En Suite Shower Room 3.14m x 1.22m (10'3" x 4'0")**

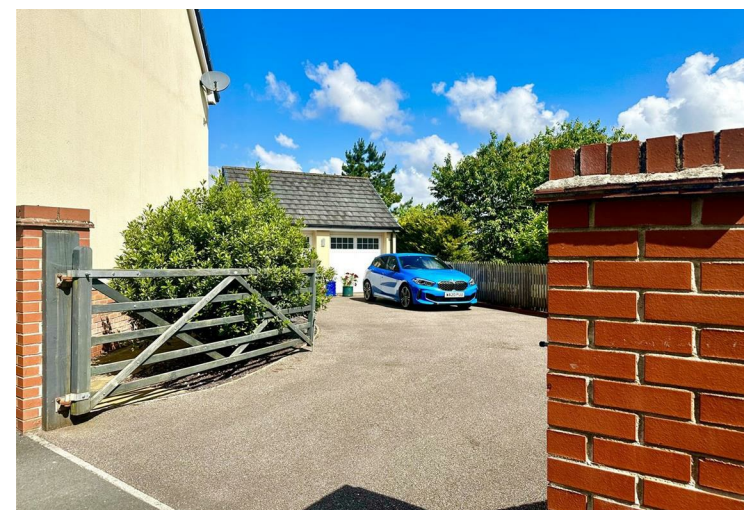
**Bedroom 2 3.14m x 4.07m (10'3" x 13'4")**

**Bedroom 3 3.40m x 3.36m (11'1" x 11'0")**

**Bedroom 4 3.40m x 2.61m (11'1" x 8'6")**

**Family Bathroom 2.35m x 1.71m (7'8" x 5'7")**

**Double Garage**





# Local Area

This property is located with practicality in mind. Newport has a range of facilities and amenities including excellent schooling and restaurants as well as Rock Park which is a couple of acres of open space and perfect for your four legged friends. The property is within walking distance of Barnstaple Town Centre, 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.

## DIRECTIONS

From Barnstaple, leave the town in the direction of the A361. At the roundabout with McDonalds on your right, turn right into Hollowtree Road and continue to the traffic lights. Travel straight across into South Street and on towards the A39. Take a left into Chichester Road. Follow this road around to the right and turn right into Rumsam Meadows. The house is situated on the left.



## VIEWING

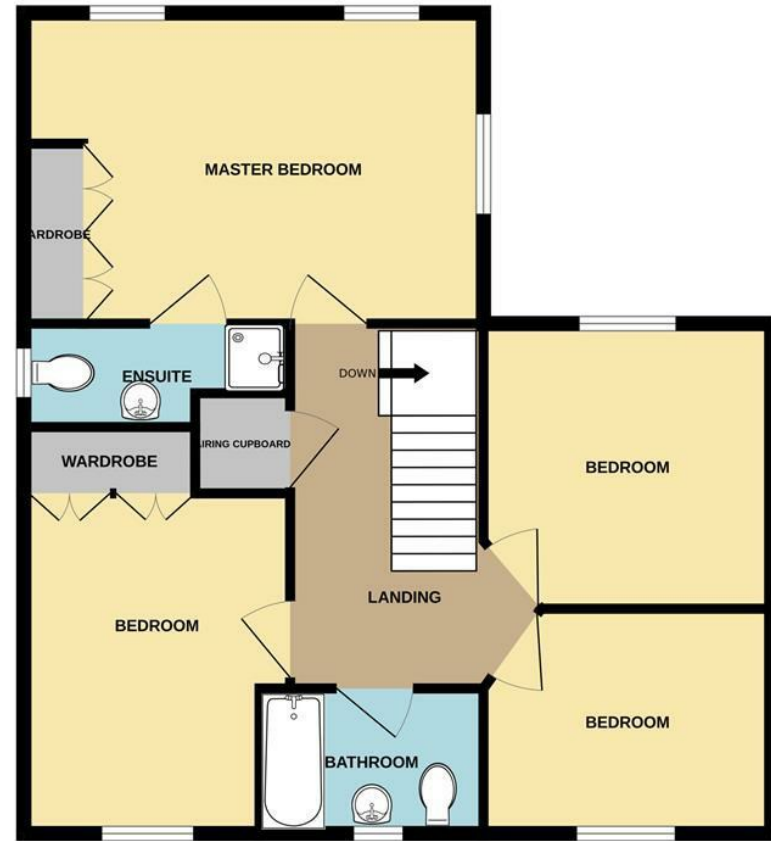
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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



GROUND FLOOR



1ST FLOOR



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.  
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