

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. Made with Metropix ©2023



## Immaculate 4 Bedroom Detached Home

19 Fallow Fields, Barnstaple, Devon, EX32 9PG

Asking Price

**£375,000**

- 4 Good Sized Bedrooms
- Large Private Enclosed Garden
- Immaculately Kept Home
- Excellent Close By Schools With Great Ofsted Reports
- Garage & Driveway Parking
- Superb Family Home

### Directions

Head out of town in an Easterly direction proceeding past Taw Garages heading towards Newport. Driving along Eastern Avenue passing the first Roundabout by the Ford garage. Proceed to the roundabout taking the second exit onto Hollowtree Road. As the road inclines you will need to turn left at the lights onto Landkey Road. Proceed on this road taking the 4th left into St Johns Lane and then take a right turn into Fairacre Avenue. Take the second right into Fallow Fields and follow the road all the way up and number 19 will be found 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.

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

Call 01271 327878

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



## Room list:

### Hallway

### Lounge

4.47m x 3.25m (14'7" x 10'7")

### Dining Room

3.02m x 2.74m (9'10" x 8'11")

### Conservatory

4.16 x 3.62 (13'7" x 11'10")

### Kitchen

3.43m x 2.96m (11'3" x 9'8")

### Utility Room

### Ground Floor WC

### Landing

### Bedroom 1

3.89m x 3.35m (12'9" x 10'11")

### Ensuite Shower Room

### Bedroom 2

3.35m x 3m (10'11" x 9'10")

### Bedroom 3

4.18m x 2.79m (13'8" x 9'1")

### Bedroom 4

2.95m x 2.72m (9'8" x 8'11")

### Family Bathroom

### Integral Garage

## Overview

Phillips Smith and Dunn are delighted to offer for sale 19 Fallow Fields, a spacious and immaculately presented 4 bedroom detached house situated in a private position in the sought after location of Newport.

The property benefits generous and well presented accommodation throughout, PVCU double glazing, gas central heating fired by a newly fitted boiler and comprises: a light and airy entrance hall with stairs to the first floor and under stairs cupboard/cloakroom with pedestal wash basin and W.c. There is a good size lounge with bay window to front, feature fireplace with inset gas fire, open archway to the dining room with sliding patio doors leading through to the delightful conservatory overlooking the very private rear garden. The kitchen has a tiled floor, a range of wall and base units with working surfaces over and tiled surround, an integrated eye level electric double oven and 4-ring gas hob with extractor, sink and drainer unit, space and plumbing for fridge freezer and dishwasher. There is a useful utility room with wall and base unit, sink and drainer unit, space and plumbing for the washing machine and a door leads to the rear garden.

On the first floor there are 4 bedrooms, 3 of which are good sized doubles. Master En-suite with shower cubicle, low level W.c and pedestal wash basin. Family bathroom is complete with 3 piece suite with panelled bath, shower attachment above, tiled wall surround, low level W.c and pedestal wash hand basin.

Newport is renowned for its handy location, great travel links excellent schools and immediate amenities. This is the perfect location for the upbringing of a family. Ideal for those of you needing to commute and only a few minutes from 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.

## Outside

Outside, to the front of the property is a small area laid to lawn and a driveway providing parking and leading to an integral garage with up and over door and light and power connected. Side pedestrian gate gives access to the fully enclosed rear garden which wraps around to the side of the property and has been expertly thought out and well-manicured and has lovely seating areas alongside lawned gardens with a variety of flowers, shrubs and plants. It offers prospective buyers a very private and secluded outside space.

The property has been beautifully well kept by the current owners and makes it the perfect property for those of you that want to drop your bags and simply move in. Contact our Barnstaple office without delay to arrange your viewing.

## Services

All main services connected

## Council Tax band

D

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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

