

# Detached 3 Bed. Bungalow

8, Willow Tree Road, Barnstaple, EX32 9ET

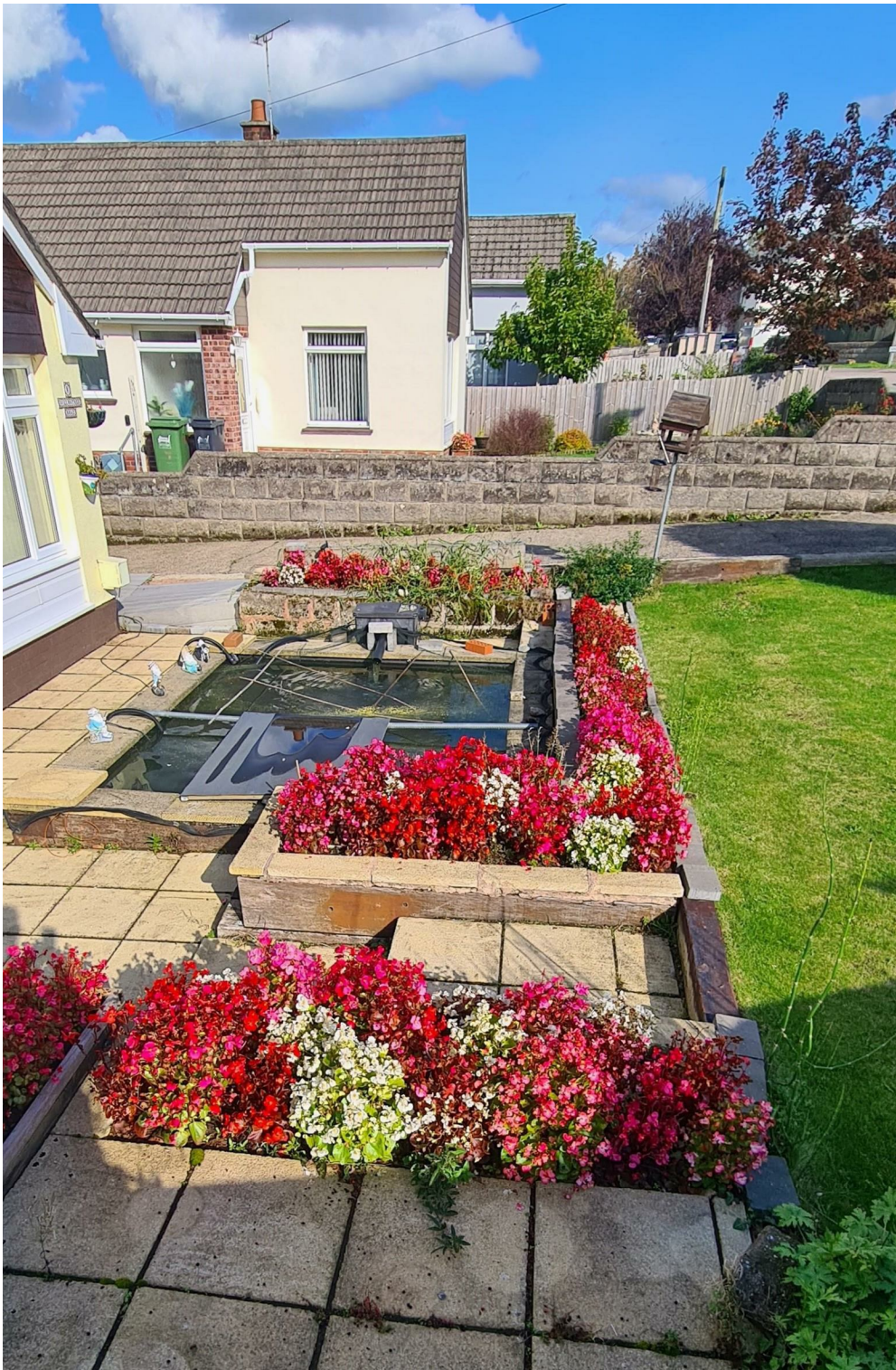
Offers In The Region Of

**£400,000**



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# Well Presented Detached 3 Bed. Bungalow, Garage, Gardens.

8, Willow Tree Road, Barnstaple, EX32 9ET



A well presented detached bungalow in the ever popular Rumsam area of the Town. Recently updated, 2018/9, a modern light and bright, 3 bedrooomed bungalow with double glazing, main gas heating and in a popular residential road.

Willow Tree Road is within the ever popular Rumsam area of Barnstaple, where everything is within easy walking distance. Nearby Newport offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house and also a short walk to a choice of supermarkets, leisure centre and garden centre. The National Cycle Route that links up with the Tarka Trail, a largely traffic free cycle route/footpath that runs into the town centre and then either side of the River Taw Estuary to Braunton/Saunton to the north and Instow and Bideford to the south.

Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new 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.

# DETAILS

A well-presented, light and bright, modern bungalow with gardens to front and rear, attached garage, off road parking for 2 – 3 cars to front of garage and in a much sought after area of the town.

Purchased in 2018/9, the new owner then refurbished the property, its gas central heating system, new bathroom having both bath and shower, a completely new kitchen with new base and wall units and adding in new integrated appliances of double oven, microwave, fridge, dish washer, washing machine.

There is a useful covered area between the bungalow and the garage ideal for hanging wet clothes after a walk or drying off a dog.

Enclosed rear garden and further garden to front with ornamental pond and off road parking.

Services - All mains. Main gas central heating.

EPC - Band D

Council Tax - Band D



## **Entrance Porch 1.496 x 1.290 (4'10" x 4'2")**

Coat hooks. Coloured glass insets in front door.

## **Entrance Hallway**

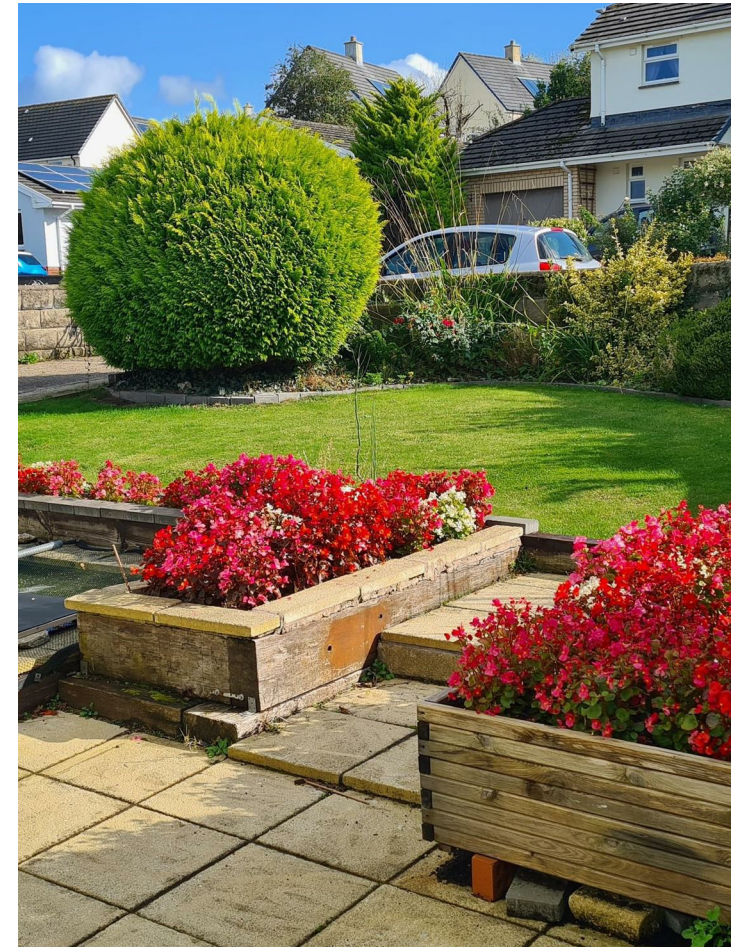
Loft access with drop down ladder, part boarded floor, light and gas central heating boiler.

## **Lounge 5.093 x 4.232 (16'8" x 13'10")**

A bright double aspect room. Radiator. Fire surround with inset gas fired log effect fire. Recessed ceiling lighting.

## **Kitchen/Breakfast Room 3.570 x 2.475 plus 3.403 x 1.576 (11'8" x 8'1" plus 11'1" x 5'2")**

A recently refitted modern kitchen. Extensive elm worktops with breakfast bar area. Inset 1.5 bowl ceramic sink unit with mixer taps. Lamona double oven, built in microwave oven. 4 ring hob with extractor hood over, Integrated fridge and freezer, dish washer and washing machine. Plenty of soft close drawers and cupboards and matching wall units over. Recessed ceiling lighting.



## **VIEWING**

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

**Bathroom 2.417 x 2.395 (7'11" x 7'10")**

Recently refitted. Corner entry shower - 1.168m, Vanity handbasin with drawers and cupboards under. Dressing mirror with shaver socket over. Low level wc. Panelled bath with assist rail, shower and shower screen. Chrome ladder effect radiator/towel rail. Fully tiled walls. Extractor vent.

**Bedroom 1 3.933 x 2.797 (12'10" x 9'2")**

Overlooking rear garden. Radiator. Wardrobe. Storage Unit to one elevation.

**Bedroom 2 3.252 x 1.805 (10'8" x 5'11")**

Overlooking rear garden. Radiator. Mirror fronted wardrobe/storage unit.

**Bedroom 3 3.025 x 2.796 (9'11" x 9'2")**

Recessed lighting. Radiator.

**Rear Covered Way 4.310 x 1.664 (14'1" x 5'5")**

Between the bungalow and side garage door.

**Attached Single Garage 4.860 x 2.428 (15'11" x 7'11")**

Up and over door to front. Power and light. Work bench, cupboards and shelving. Side door to covered area.

**Front Garden**

Lawn with ornamental fish pond, paved areas, borders with flowers and shrubs. Off road parking for 2 to 3 cars, nose to tail, to front of garage.

**Rear Garden**

Paved area for sitting outside. Timber garden store shed and aluminium framed greenhouse. Enclosed with level lawn and borders with flowers and shrubs.





## DIRECTIONS

From Barnstaple centre, head out of town towards South Molton on the Eastern Avenue upon reaching a further roundabout take the second exit onto Hollow Tree Road follow this road for a distance passing the traffic lights through South Street until you reach the Park School roundabout at the top of Newport going straight over this roundabout take the first left hand turning into Chichester Road, follow this road right until it bears into Willow Tree Road where the property is to your left after the turning area. Using what3words free app for mobiles app use the words //dice.swept.work



## VIEWING

By appointment through  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



GROUND FLOOR



8 WILLOW TREE ROAD, BARNSTAPLE, EX32 9ET

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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