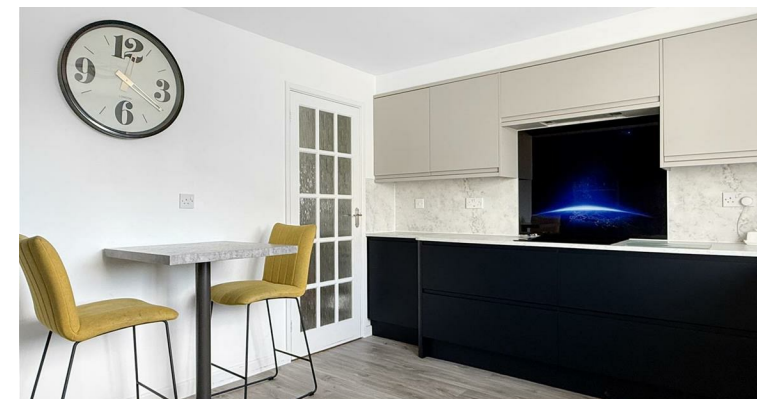




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## Beautifully Presented Detached Chalet Bungalow Set within Generous Corner Plot

43 Philip Avenue, Barnstaple, EX31 3AG

- Spacious Detached Chalet Bungalow
- Attractive Corner Plot
- Popular Residential Location
- Bright & Airy Rooms
- Recently Refurbished
- Modern Kitchen
- Countryside Views
- Driveway & Car Port
- Double Glazing Throughout

Guide Price

**£375,000**

## Directions

From Barnstaple town centre leave the town in the direction of the A3125 Bideford Road, proceed up Sticklepath Hill and at the top turn left off the mini roundabout into Old Torrington Road. Continue all the way down taking the third turning left into Philip Avenue, follow the road along, 43 will be situated on your left.

**Looking to sell? Let us  
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for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Overview

Nestled on the charming Philip Avenue, this beautifully designed chalet bungalow offers an abundance of space, natural light, and modern features. Thoughtfully updated by its current owners, this home effortlessly balances style and practicality, making it ideal for families or those seeking adaptable living arrangements.

Step inside to find a bright and airy entrance hall, a spacious area with plenty of room to store shoes and coats. The stunning hardwood and glass staircase immediately catches your eye, adding a touch of elegance as it leads to the upper level. The ground floor boasts two large double bedrooms, positioned on either side of the hallway. Both rooms enjoy generous proportions and benefit from large windows that flood the spaces with natural light. Nearby, the beautifully refurbished shower room is a contemporary sanctuary, featuring a stylish walk-in shower with a glass screen and a sleek vanity unit with an integrated W/C and hand basin. A heated towel rail and an illuminated mirror complete the space. The heart of the home is the impressive sitting room, where expansive dual-aspect windows allow light to pour in, creating a warm and inviting atmosphere. This room also boasts a modern feature fireplace, perfect for cosy evenings. At the rear, the newly fitted kitchen is a true showstopper. A modern kitchen provides ample storage, with a full range of integrated appliances—including an induction hob, dishwasher, fridge freezer and double oven—ensuring effortless functionality. A well-positioned sink overlooks the garden, and there's even space for a small dining table, making this the perfect spot for morning coffee or casual meals.

Beyond the kitchen, a side door leads to the front of the property and the parking area, while another opens to the rear garden and a separate utility area. A versatile additional room on the ground floor serves perfectly as either a formal dining room, garden room or guest bedroom. Double patio doors open onto the garden, allowing for a seamless indoor-outdoor flow. A convenient W/C with a hand wash basin is also located nearby.

Upstairs; the primary first-floor bedroom is a generous double, enhanced by Velux windows that bring in an abundance of natural light. Adjacent to this, a unique wraparound storage room—once used as a bedroom—provides flexible options. Whether you need a dedicated home office, a playroom, or a twin guest room, this space is ready to adapt to your needs.

With its spacious layout, modern finishes, and thoughtful design, this home is perfect for those seeking a flexible and stylish living environment. Whether accommodating a growing family, multi-generational living, or simply enjoying the generous space on offer, 43 Philip Avenue is a home that truly stands out.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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



## Outside

The garden at 43 Philip Avenue offers a balanced blend of lawn and stone chippings, creating a low-maintenance yet inviting outdoor space. As a corner plot, the property benefits from a generous wraparound garden, providing plenty of room to enjoy. At the front, there is ample parking for up to three vehicles, alongside a carport.

Philip Avenue is one of Barnstaple's most desirable locations, offering a peaceful yet convenient setting within walking distance of the town centre. Nestled in the picturesque River Taw valley, it provides easy access to the stunning Devon coastline and countryside.

Barnstaple, the commercial hub of North Devon, boasts excellent amenities, including schools, a theatre, cinema, leisure centre, and a mix of independent shops, cafes, and restaurants. The town blends modern retail with a traditional market charm.

Nearby, the sandy beaches of Woolacombe, Croyde, and Instow are perfect for days out, while Exmoor National Park offers exceptional walking and cycling trails. With excellent transport links via the A361 and direct train routes to Exeter, Philip Avenue offers both tranquility and accessibility.



## Room list:

### Entrance Hallway

### Living Room

4.80m x 4.60m (15'8" x 15'1")

### Kitchen Diner

3.90m x 3.30m (12'9" x 10'9")

### Utility Room

### Dining Room

5.30m x 2.40m (17'4" x 7'10")

### Bedroom 1

4.30m x 3.50m (14'1" x 11'5")

### Bedroom 2

3.90m x 3.00m (12'9" x 9'10")

### Shower Room

2.40m x 1.80m (7'10" x 5'10")

### WC

### Bedroom 3

4.60m x 4.00m (15'1" x 13'1")

### Attic Room

4.30m x 4.00m (14'1" x 13'1")