

# Stunning 4 Bedroom Townhouse

136 Taw Wharf, Barnstaple, Devon, EX31 2FE

Asking Price

£495,000



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# Elegantly Presented With Beautiful Waterside Views

136 Taw Wharf, Barnstaple, Devon, EX31 2FE



This is a truly special opportunity to acquire a delightful 4 bedroom townhouse right on the edge of Barnstaple. The house is situated within the new Taw Wharf development which forms part of a historic, landmark, urban regeneration project located in the heart of Barnstaple.

This superb four bedroom townhouse is spaciously set out over four floors. The accommodation is immaculately and stylishly appointed throughout, benefitting from solar and underfloor heating and briefly comprising: the ground floor offers a tandem integral garage with parking for two cars, bike storage, entrance hall and utility area with cloakroom facilities. The first floor has open plan living with a kitchen/breakfast area, dining area and lounge featuring bi-folding doors onto the balcony as well as benefitting from solar and underfloor heating. The second floor comprises three double bedrooms, with the master benefiting from en-suite facilities, and a family bathroom. The third floor offers a generous guest suite featuring bi-folding doors onto a sizeable roof garden and a four piece en-suite.

The regeneration places contemporary design and modern amenities alongside the historic listed buildings and the medieval Long Bridge blending old and new, linking Barnstaple's heritage with its future.

Taw Wharf was named to reference the development's beautiful location beside the River Taw and also reflects the site's long maritime history. The area was formerly a busy port where a shipbuilding industry of national distinction thrived during the middle of the twentieth century.

Close to amenities, the country and the coast, Taw Wharf offers the best of both urban and rural living – contemporary comfort and convenience with all the natural beauty and openness of the countryside. Sitting on the banks of the River Taw, Taw Wharf is a luxury development of houses, apartments and penthouses and the stylish architecture, riverside location and high quality of the development make this truly special



# DETAILS

Located at the heart of North Devon, Taw Wharf offers a truly exceptional living experience with its extensive river frontage and beautifully landscaped park. This prime location provides residents with easy access to the stunning coastline and picturesque countryside, ensuring that the best of North Devon's natural beauty is always within reach.

Taw Wharf is thoughtfully designed to place you at the centre of everything that makes this region so desirable. Whether you seek the tranquility of riverside walks or the excitement of coastal adventures, you will find it all just moments away from your doorstep.

In addition to its scenic surroundings, Taw Wharf boasts an impressive array of local amenities that cater to your every need. From shopping and dining to healthcare and leisure facilities, you will discover a wealth of conveniences that make daily life effortless and enjoyable. The vibrant community atmosphere and well-maintained public spaces further enhance the quality of life for all residents.



## Entrance Hall

## Ground Floor Utility & WC

**Tandem Garage 10.12 x 3.04 (33'2" x 9'11")**

**Kitchen/Breakfast Area 5.21 x 3.66 (17'1" x 12'0")**

**Dining Area 2.79 x 2.77 (9'1" x 9'1")**

**Living Room 5.39 x 3.59 (17'8" x 11'9")**

**Bedroom 1 2.91 x 3.59 (9'6" x 11'9")**

**Ensuite 2.36 x 1.75 (7'8" x 5'8")**

**Bedroom 2 2.53 x 3.66 (8'3" x 12'0")**

**Bedroom 3 2.74 x 3.66 (8'11" x 12'0")**

**Family Bathroom 2.56 x 1.69 (8'4" x 5'6")**

**Bedroom 4 3.72 x 5.57 (12'2" x 18'3")**

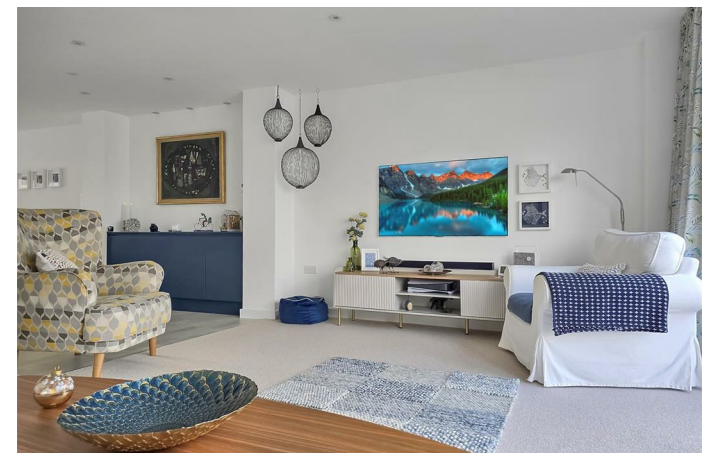
**Ensuite 3.56 x 1.95 (11'8" x 6'4")**



## VIEWING

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







Living at Taw Wharf means embracing a lifestyle that effortlessly combines natural beauty with modern convenience. Experience the best of both worlds in a setting that offers unparalleled access to North Devon's most cherished attractions and essential services. Life here could not be more convenient or fulfilling.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - D

EPC rating - TBC



## DIRECTIONS

From Barnstaple Square follow over the bridge until the roundabout, at the roundabout take the 3rd exit onto Sticklepath Hill and manoeuvre into the right hand lane as if heading to Asda. Take the right hand turn and continue up to and then straight across the roundabout and into the Taw Wharf development, taking the right hand turn into the development



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878







Ground Floor



First Floor



Second Floor



Third Floor