



## 3 Bed House - Terraced

3 Hillview The Square, Bishops Tawton, Barnstaple, EX32 0DD

Asking Price

**£265,000**

- Very Popular Village Location
- 3 Bedroom Family Home
- Off Road Parking
- Courtyard Style Garden
- Gas Central Heating
- 2 Reception Rooms

## Directions

Approaching Barnstaple on the A361 North Devon Link Road as you approach the town bear left at the first roundabout on to the A39. At the next roundabout, turn left onto Bishops Tawton Road on to the A377 signposted to Crediton, proceed up the hill bearing around to the left and continue ahead, as the road heads into village continue before turning left onto Village Street. Number 3 Hillview will be situated on your left.

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## Room list:

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Pantry**

**Rear Porch**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Outside Gym**

## Overview

Welcome to 3 Hillsvie, a delightful three-bedroom terraced home, well positioned in the charming village of Bishops Tawton. This property beautifully blends character and spaciousness, and benefits from off-street parking.

Stepping through the front door, you're greeted by a bright entrance hall with original tiles and high ceilings. To your immediate right is a welcoming sitting room, featuring a large bay window that floods the space with natural light. Continuing through the entrance hall, you'll find the dining room, where the high ceilings persist. This room offers ample space for a generous dining table, a sofa, and additional freestanding furniture, as you desire.

Towards the rear of the ground floor, the kitchen awaits, equipped with a range of base-level and wall units, an oven with a four-ring gas hob, a sink, and space for a freestanding fridge freezer. Adjacent to the kitchen is a useful storage cupboard, currently serving as a utility cupboard with plumbing for a washing machine and tumble dryer. The ground floor also includes a practical and large pvcu rear porch that leads to the low-maintenance rear garden. Additionally, there's a separate room accessible from the garden, currently set up as a home gym.

On the first floor, you'll discover three generously sized bedrooms, one of which is presently configured as a home office. The well presented bathroom on this floor includes a three-piece suite, featuring a bath with an overhead shower.

Throughout this home, you'll find plenty of character, making it an ideal family residence.

## Services

All main services connected

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

