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## 3 Bed House - Terraced

5 Priory Close, Barnstaple, N Devon, EX31 1QX

Guide Price

**£275,000**

- NO CHAIN!
- Front & Rear Garden
- Opportunity for Extension STPP
- Popular Residential Location
- Two Double Bedrooms
- Short Walk to Primary & Secondary School
- Bright & Airy Rooms
- Bay Windows & High Ceilings

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Overview

**Ground Floor**  
Step into a bright and airy living room featuring high ceilings and a beautiful bay window that floods the space with natural light. The adjoining dining room offers direct access to the rear garden through elegant French doors, making it perfect for entertaining and summer dining.

The kitchen is practical with ample worktop and storage space. Complete with a sink and drainer, electric oven, and gas hob, and leads to a useful utility area; ideal for laundry and extra prep space.

**First Floor**  
Upstairs you'll find three bedrooms, including two spacious double rooms, one of which enjoys the added benefit of a bay window. The family bathroom is located off the landing and comprises a three-piece suite including a bath with overhead shower, WC, and sink.

**Outside**  
The home is set back from the road behind a large front garden, mainly laid to lawn with stone paving leading to the front door and bordered by a delightful mix of shrubs and mature trees, providing privacy and a natural green screen.

To the rear, the generously sized garden offers a combination of patio and lawn, complete with a brick-built BBQ area, perfect for outdoor gatherings. A rear gate provides convenient access.

There is also excellent potential for an extension into the rear garden STPP.

## Services

Type your text here

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



## Outside

Priory Close enjoys a desirable location in the charming Pilton area, just on the edge of Barnstaple, the vibrant regional hub of North Devon.

This well-established neighbourhood offers easy access to a range of local amenities, with Pilton Bluecoats Primary School, Pilton Secondary School, shops, and traditional pubs all within comfortable walking distance. Nestled amidst the scenic Devonshire countryside, Pilton provides a peaceful setting while remaining close to the area's renowned coastal paths and sandy beaches, including Woolacombe, Croyde, and Instow, all within a short drive, perfect for days out with family or friends.

Barnstaple itself blends historic charm with modern convenience, offering a wide selection of facilities such as banks, schools, a theatre, cinema, leisure centre, and an array of cafés and restaurants. The town's bustling market atmosphere complements its high street shopping, creating a lively and welcoming environment for residents.

For commuters, the A361 North Devon Link Road ensures quick and convenient access to the M5 motorway, while Barnstaple's railway station provides efficient connections to Exeter and beyond.



## Room list:

### Storm Porch

#### Hallway

4.24m x 2.11m (13'10" x 6'11")

#### Living Room

4.24m (into bay) x 3.57m (13'10" (into bay) x 11'8")

#### Dining Room

4.04m x 3.28m (13'3" x 10'9")

#### Kitchen

3.04m x 2.10m (9'11" x 6'10")

#### Utility Room

1.67m x 1.57m (5'5" x 5'1")

#### Landing

3.12m x 1.75m (10'2" x 5'8")

#### Bedroom 1

4.50m (into bay) x 3.61m (14'9" (into bay) x 11'10")

#### Bedroom 2

3.97m x 3.61m (13'0" x 11'10")

#### Bedroom 3

2.44m x 2.06m (8'0" x 6'9")

#### Bathroom

2.21m x 1.84m (7'3" x 6'0")

#### Outside Store