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## Spacious & Well Presented 4 Bed House

3 Rumsam Close, Barnstaple, EX32 9ES

Guide Price

**£400,000**

- Spacious 4 Bed House
- Popular Residential Location
- Attractive Garden
- Driveway Parking
- Double Glazing Throughout
- Principal Bedroom
- Open Plan Living

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## Property Description

This substantial four-bedroom semi-detached family home is beautifully arranged across three floors, blending period character with modern living. Thoughtfully extended to the rear, the property now benefits from a stunning kitchen/breakfast room – a real highlight of the home – making it perfect for contemporary family life. The ground floor welcomes you with a spacious entrance hall leading to a bay-fronted living room with feature fireplace, a separate snug, and a formal dining area ideal for entertaining. The extended kitchen/breakfast room sits at the heart of the home, fitted with a stylish range of oak units, quality worktops, range-style cooker, and central breakfast bar. Flooded with natural light from dual aspect windows and French doors, this space connects directly to the rear garden. A utility room and convenient downstairs WC complete the ground floor accommodation. On the first floor, three well-proportioned bedrooms are served by a family bathroom. The top floor is dedicated to a luxurious principal suite, featuring a large double bedroom, dressing area with fitted wardrobe space, and a contemporary en-suite bathroom with both bath and separate shower. Externally, the property enjoys a generous rear garden, mainly laid to lawn with patio and seating areas – perfect for outdoor dining and entertaining. The front of the property provides ample off-road parking. This impressive home combines versatile living spaces, stylish modern finishes, and a sought-after location, making it an excellent choice for growing families.

## 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



## Surrounding Area

Perfectly positioned for convenience and lifestyle, this property benefits from everything Newport has to offer. The area provides a strong sense of community with excellent schools, local shops, cafés, and restaurants, as well as the much-loved Rock Park – a wide open green space ideal for leisure, dog walking, and family activities. Just a short walk away lies Barnstaple town centre, the administrative and commercial heart of North Devon. Nestled in the Taw Valley, the town is surrounded by rolling Devonshire countryside and within easy reach of some of the South West’s finest sandy beaches and dramatic coastal paths. Barnstaple itself offers an excellent mix of modern amenities and traditional character, with banks, schools, leisure facilities, theatre, cinema, and a wide selection of restaurants, all set against the backdrop of a bustling market town atmosphere. For those who enjoy the coast, the golden beaches of Woolacombe, Croyde, and Instow are just a short drive away – perfect for family days out and watersports enthusiasts. Excellent transport links are also close at hand, with the A361 North Devon Link Road providing direct access to the M5 motorway, and Barnstaple train station offering connections to Exeter Central and beyond.



## Room list:

- Entrance Hall**  
2.09m x 4.51m (6'10" x 14'9")
- Living Room**  
3.96m x 4.42m (into bay) (12'11" x 14'6" (into bay))
- Dining Area**  
2.56m x 2.56m (8'4" x 8'4")
- Snug**  
3.64m x 3.56m (11'11" x 11'8")
- Kitchen**  
2.90m x 4.26m (9'6" x 13'11")
- WC**  
0.94m x 1.51m (3'1" x 4'11")
- Utility Cupboard**
- Principal Bedroom**  
3.66m x 3.29m (12'0" x 10'9")
- Dressing Area**  
1.93m x 1.85m (6'3" x 6'0")
- Ensuite**  
2.35m x 3.95m (7'8" x 12'11")
- Bedroom 2**  
3.29m x 3.63m (10'9" x 11'10")
- Bedroom 3**  
3.60m x 3.35m (11'9" x 10'11")
- Bedroom 4**  
2.43m x 2.26m (7'11" x 7'4")
- Family Bathroom**  
2.16m x 1.74m (7'1" x 5'8")