



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 continue along and number 164 is on the right hand side.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Stunning 3 Bedroom Townhouse

164 Taw Wharf, Sticklepath, Barnstaple, Devon, EX31 2FE

- Riverside Townhouse
- Third Floor Master Suite
- Gas Central Heating
- Open Plan Kitchen & Living Area
- Double Garage & Off Road Parking
- Fully Enclosed Rear Garden

Asking Price
£385,000



Room list:

Entrance Hall

Double Garage

5.74 x 5.50 (18'9" x 18'0")

Kitchen/Living/Dining

7.20 max x 5.71 (23'7" max x 18'8")

Separate WC

Bedroom 1

5.66 max x 4.31 (18'6" max x 14'1")

En- Suite Shower Room

Bedroom 2

3.65 x 3.58 (11'11" x 11'8")

Bedroom 3

3.54 x 3.38 (11'7" x 11'1")

Family Bathroom

Overview

Situated by the riverside and close to amenities is this immaculate three-bedroom home, only 2 years old and finished to exacting standards. From its sleek interiors to its thoughtfully designed spaces, every detail has been crafted to combine style, practicality, and ease of living – making it the perfect choice for families, professionals, or anyone seeking a truly move-in-ready home.

At the heart of the property lies a spacious, light-filled open-plan living area. Large windows and patio doors invite natural light to flow through, creating a welcoming atmosphere that's ideal for both everyday living and entertaining. The living space opens seamlessly onto a private balcony, offering a perfect spot for morning coffee or evening drinks while enjoying open views across the river and surrounding townscape.

The contemporary kitchen has been designed with both function and flair in mind. Featuring premium appliances, sleek cabinetry, and a breakfast bar with seating, it provides a stylish hub for cooking, dining, and socialising. Whether preparing a quick meal or hosting friends, this kitchen blends convenience with sophistication.

The home boasts three beautifully appointed bedrooms, each finished with a calming neutral palette and plenty of natural light. On the second floor are two doubles and the family bathroom and on the third floor, the master suite offers ample space for relaxation, complemented by plenty of storage and a large en-suite shower room.

Services

All main services connected

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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

