



16, BARLOW ROAD, PILTON, BARNSTAPLE, EX31 1TR

Chequers Estate Agents are delighted to present this spacious four bedroom detached property to the market in the highly sought after location of Pilton. The property has been a much loved home and has the added attraction of a driveway providing off road parking, single garage as well as a fully enclosed garden occupying a large plot. Available to the market with no onward sales chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£375,000



- **DETACHED FOUR BEDROOM PROPERTY IN THE HEART OF PILTON**
- **TUCKED AWAY IN A QUIET CUL-DE-SAC**
- **OPEN PLAN KITCHEN / DINER WITH SEPARATE SPACIOUS LIVING ROOM**
- **FOUR BEDROOMS AND A MODERN SHOWER ROOM**
- **OFF ROAD PARKING AND A SINGLE GARAGE**
- **FULLY ENCLOSED WELL ESTABLISHED REAR GARDEN**
- **CLOSE TO AMENITIES AND FACILITIES**
- **WALKING DISTANCE TO SCHOOLS AND THE HOSPITAL**
- **A MUST VIEW**
- **NO ONWARD SALES CHAIN**



Nestled in the greatly desired location of Pilton, renowned for its breathtaking countryside walks through Manning's Pit, this property boasts a generous plot, offering great parking and sprawling gardens for families to revel in. This beautifully detached property is available to the market with no onward sales chain and offers glorious privacy and convenience with its prime location close to Barnstaple and the surrounding countryside and coastline North Devon has to offer.

Approaching the property, you will notice its set back position away from the road and enjoying a spacious front garden enveloped by chippings and some mature shrubs. A driveway comfortably accommodating off road parking for one car and provides access to the garage.

16 Barlow Road has a useful entrance porch which leads to the welcoming hallway, seamlessly connecting the ground floor living areas and the downstairs cloakroom. The kitchen / diner is a great hub of the home with ample cupboard space, plenty of space for a large dining table and overlooks and has sliding patio doors leading to the rear garden; the perfect space to entertain family and friends. The hallway has an internal door leading to the garage. The living room, overlooking the front garden, offers ample space for family gatherings and has a feature electric fire making a perfect focal point to this lovely sized room. Venturing to the first floor, four generously sized bedrooms await, some with built in wardrobes and a modern shower room completes the accommodation of this lovely family home.

Outside, the front garden has been designed for ease of maintenance with chippings and a driveway providing off road parking for one car. The driveway leads to the single garage with roller door and power and lighting connected. To the rear of the property is a fully enclosed garden offering a high degree of privacy. The garden has been a much loved part of this home is well stocked with a variety of established shrubs and plants.

In summary, this home presents a great prospect to embrace a lifestyle in Pilton, Barnstaple, with the opportunity of making this four bedroom property your forever home. The property is in need of updating provides the perfect opportunity to add your own stamp. Don't miss your chance to make this large property your own. Contact Chequers Estate Agents, the sole selling agent on 01271 379 314 to arrange a viewing, to appreciate what this property has to offer.





SITUATION

Barlow Road enjoys a truly unique position set towards the end of a cul-de-sac location. This family home is situated in the much sought after residential area of Pilton, on the outskirts of Barnstaple and within walking distance of local amenities, including its own infant and junior school and one of Barnstaple's larger secondary schools. North Devon Hospital is also within the West Pilton parish. Pilton has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. The glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central.

ENTRANCE PORCH

2'07 x 2'11

Tiled flooring.

ENTRANCE HALLWAY

A spacious and welcoming entrance hall with stairs rising to first floor, internal door to garage, radiator, laminate flooring.

CLOAKROOM

3'01 x 7'04

PVC double glazed window to side elevation, WC, pedestal wash hand basin. Fully tiled surround, radiator, laminate flooring.

KITCHEN / DINER

22'09 x 8'10 + recess

A light and bright kitchen / diner being the perfect place to entertain family and friends. The kitchen has fitted base units with further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into work surface with cupboard space below. Space for cooker, extensive tiling. Space for large dining table, useful under-stairs storage. radiator, laminate flooring. PVC double glazed window and sliding patio doors giving access to the fully enclosed rear garden.

LIVING ROOM

19'01 x 12'03

Two PVC double glazed windows to front elevation, feature electric fire, two radiators, fitted carpet.

FIRST FLOOR LANDING

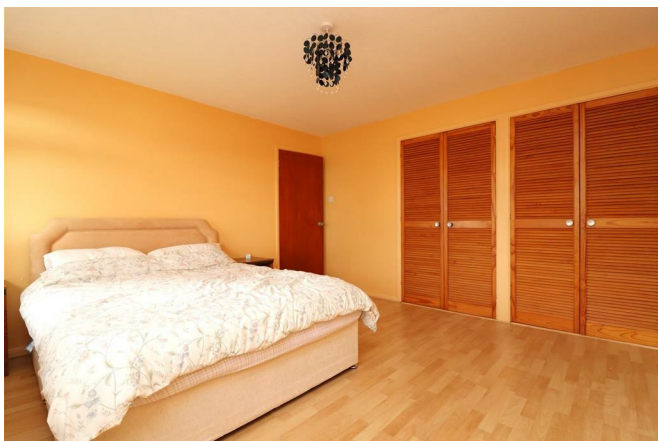
Access to the loft space, fitted carpet.

BEDROOM ONE

12'01 x 12'04

Two PVC double glazed windows to front elevation. A spacious and light double bedroom with fitted wardrobes with plenty of hanging space, radiator, laminate flooring.





BEDROOM TWO

11'04 x 9'00

A double bedroom with fitted wardrobes with plenty of space, radiator, laminate flooring. PVC double glazed window overlooking the rear garden.

BEDROOM THREE

10'04 x 9'05

PVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM FOUR

11'01 x 7'03 max

PVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

SHOWER ROOM

5'01 x 7'09

A modern three-piece suite comprising walk-in double shower cubicle with a tiled surround with rainfall shower, WC, vanity, wash hand basin, radiator, laminate flooring. PVC double glazed window to side elevation.

OUTSIDE

To the front of the property is a small, low maintenance garden laid to chippings with a variety of plant and shrubs. There is a driveway providing off-road parking for one car leading to the single garage.

Whilst to the rear of the property is a fully enclosed garden offering a high degree of privacy. The garden has been a much loved part of this home and is well stocked with a variety of flower borders planted to well-established shrubs and trees. The garden has an area of lawn as well as an area of patio perfect for alfresco dining. The garden extends around to the side of the property. Overall the garden is a truly beautiful part of this home and is bordered with trees, providing a high level of privacy.

GARAGE

18'04 x 8'09

A larger than average single garage with roller door. The garage has space and plumbing for washing machine and tumble dryer, wall mounted boiler supplying the central heating system, outside tap. PVC double glazed window and doors giving access to the rear garden.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

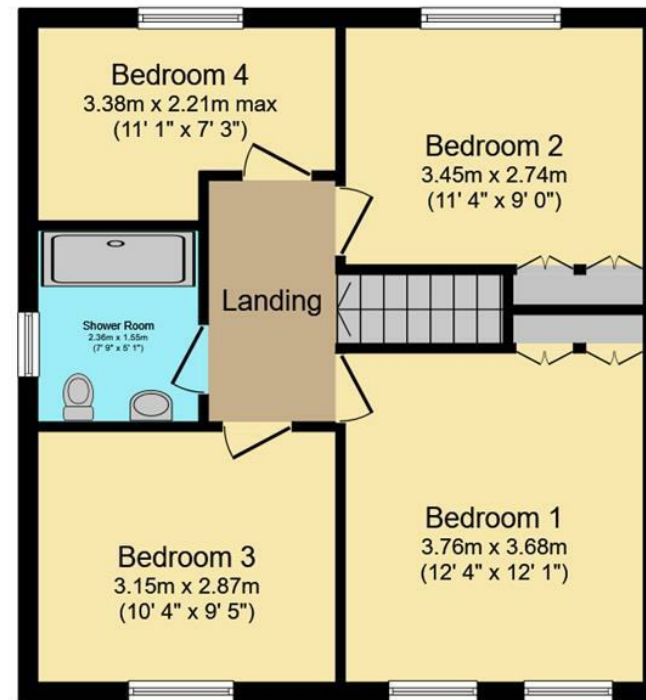






Ground Floor

Floor area 72.6 m² (782 sq.ft.)



First Floor

Floor area 50.8 m² (547 sq.ft.)

TOTAL: 123.5 m² (1,329 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND E



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