



61, Taw Wharf





# 61, Taw Wharf

Sticklepath, Barnstaple, Devon EX31 2FD

Barnstaple Town Centre and local amenities/bus /train stations nearby. North Devon Coast 20 mins.

A waterside home in a convenient location to amenities with a gated driveway and garden, tandem garage, balcony with views of the River Taw and surrounding countryside offered with no onward chain.

- 2 Double Bedrooms
- Kitchen/Diner
- River Views and Balcony
- Smart Locks and Heating
- Bosch Kitchen Appliances
- Built in 2021 by Pearce Homes
- Gated Garden/ Drive & Tandem Garage
- Remainder of 10 Year NHBC Warranty
- Council Tax Band C
- Freehold

Guide Price £349,950

## SITUATION AND AMENITIES

Located alongside the River Taw and Tarka Trail, which is popular among cyclists and walkers and leads to Instow, a prominent coastal village with a cricket ground, yacht club, and beach. Barnstaple town centre is about a 5-minute walk away. An Asda supermarket, a range of businesses, a gym, regular bus and railway services, and an indoor Tarka Tennis and leisure centre are all nearby. Sticklepath, which is also close by, has primary schooling and Petroc, the North Devon College. Roundswell is a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, and Aldi close by. There is easy access to the A361 North Devon Link Road, which links to the A361 North Devon Link Road within about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car are the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.

## DESCRIPTION

A three-story contemporary waterside home built in 2021 by local reputed house builders Pearce Homes and covered by the balance of an NHBC 10-year warranty. On the ground level, there is an entrance hallway, integral tandem garage with Utility area. On the first floor; Landing, Cloakroom WC, kitchen/Diner with integrated appliances, Living Room with a balcony overlooking the River Taw. On the second floor there are two double Bedrooms with built in wardrobes and on with a Juliet balcony overlooking the river. Bathroom with Bath and Shower. A gated, brick-paved driveway and low-maintenance garden area is located at the front of the property. The property is appropriate for use as a primary house, a second home, a vacation rental, or a mix of these uses.





## GROUND FLOOR

ENTRANCE HALL with entrance matting, tile effect vinyl flooring, carpeted stairs off to first floor landing, door leading to INTEGRAL GARAGE with electric up-an-over door, 'L' shaped garage/workshop/utility, wall mounted Worcester boiler, ample space for two vehicles including van/campervan.

## FIRST FLOOR

LANDING walk in larder. CLOAKROOM WC white suite comprising dual flush WC, pedestal hand wash basin with mixer tap and splashback, tile effect LVT vinyl flooring, extractor fan, inset downlighting. Door off landing into KITCHEN/DINING ROOM with French doors to front and Juliet balcony, tile effect vinyl LVT flooring, anthracite theme kitchen with matching wall and base units with nickel colour handles, integrated 70/30 fridge freezer, Bosch oven, microwave, dishwasher, induction hob with extractor over, marble effect worktops, Franke sink and drainer with mixer tap, window to front, space for dining table. LIVING ROOM with LVT flooring, bi-fold doors leading out to balcony overlooking The River Taw, inset downlighting, contemporary Herley fire with bio-ethanol fuel source, stairs to second floor.

## SECOND FLOOR

LANDING loft access via hatch. BEDROOM 1 with windows to front elevation, fitted carpets, built in wardrobes. BEDROOM 2 overlooking The River Taw, Juliet balcony and sliding doors, built in wardrobes with mirrored sliding doors, fitted carpet. BATHROOM white suite comprising panelled bath with mixer tap, vanity unit with drawers and mixer tap, dual flush WC, tiled shower with preheat shower function, vinyl flooring, partly tiled walls, extractor fan, heated towel rail and downlighting.

## OUTSIDE

At the front of the property is a brick paved driveway for two vehicles with gated entrance and paved path to front door.

## SERVICES

All mains connected. Gas central heating. Solar panels. According to Ofcom Ultrafast broadband is available in the area.

## AGENTS NOTE

There is an annual charge for the up keep of the communal areas. The approximate cost for 2024 is £16.00, we understand this is subject to change.

## DIRECTIONS

From Barnstaple town centre proceed across the old bridge towards Sticklepath. Go straight on at the traffic lights. At the roundabout take the 3rd exit. At the next set of lights turn right into Taw Wharf. Go straight across the roundabout signed 'private road' Taw Wharf. At the T-junction turn left. Follow the road to the far end of the development where the property can be found on the right hand side.

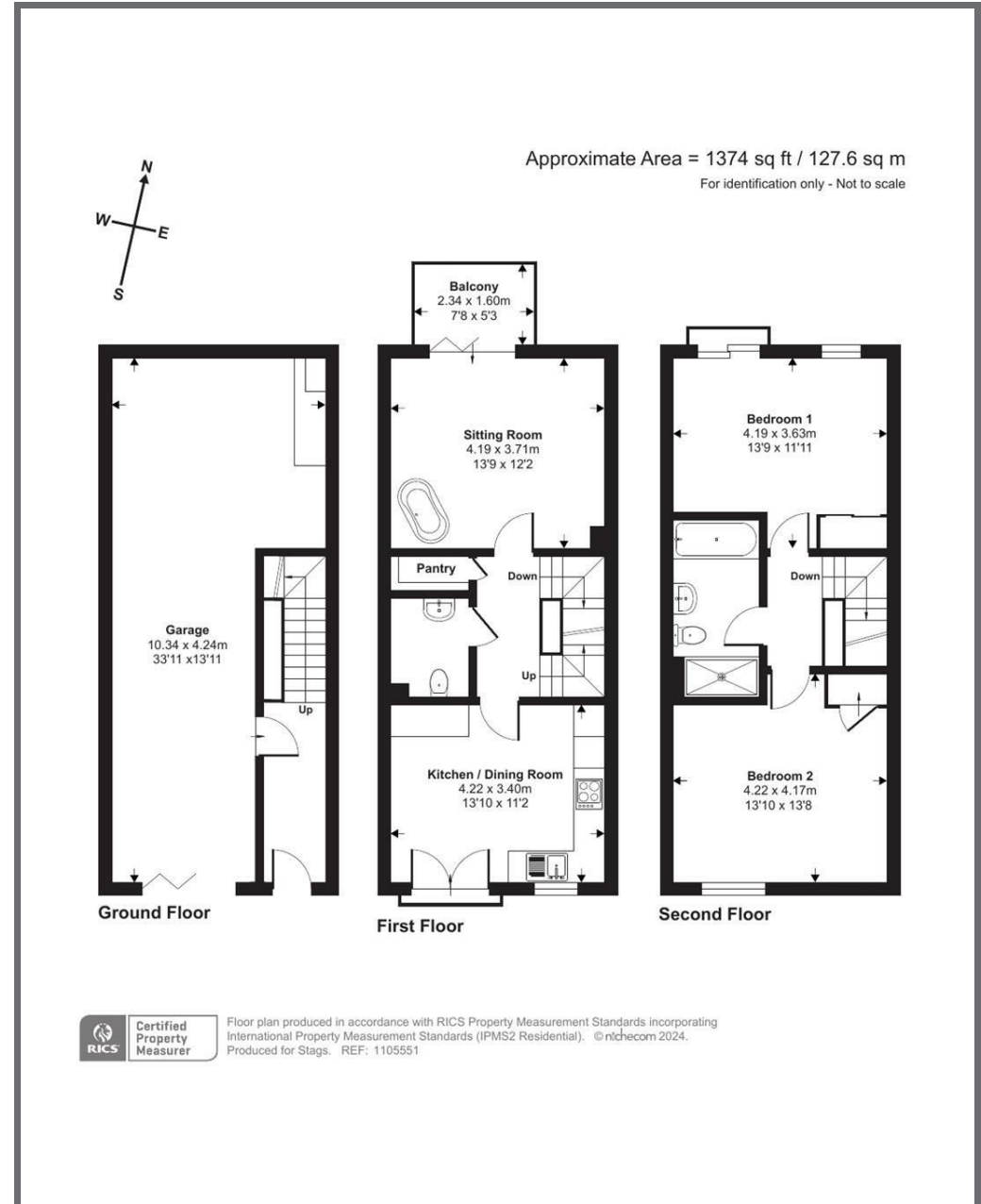
What3words: ///dozen.starts.went

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833