



29, Maer Top Way



# 29, Maer Top Way

Pilton, Barnstaple, Devon EX31 1RZ

Pilton Village, Barnstaple Town & Hospital Walking Distance.

**A detached residence with double garage in a convenient & sought after edge of town location**

- 5 Bedrooms/2 Bathrooms
- Sought After Location
- 4 Receptions Rooms
- Integral Double Garage
- Council Tax Band D
- South Facing Garden
- Modern Kitchen and Bathrooms
- Driveway for 4 Vehicles
- No Onward Chain
- Freehold

**Guide Price £525,000**

## SITUATION AND AMENITIES

The property is situated in an established and much sought after residential development in Pilton. Within walking distance are local amenities, including a bus services, infants, junior and secondary schools, along with North Devon Hospital. 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 Bay, 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. Barnstaple town centre is within easy walking distance and offers an excellent range of amenities including both local and national high street shops and leisure. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central. The nearest international airports are at Exeter or Bristol. Exmoor National Park is about half an hour by car as is the Cornish border.

## DESCRIPTION

A 5 bedroom detached property which we understand was built in 1984 and has been extended in more recent years. The property presents brick elevations with double glazing, beneath a tiled roof. The accommodation is over two floors and measures approximately 196 SQM/ 2113 SQFT. The layout on the ground floor briefly consists; Covered entrance porch, hallway, cloakroom wc, modern fitted kitchen with adjoining breakfast room and separate utility room with direct access into the garage. Through living and dining room with bi-fold doors into the garden room. On the first floor there are four double bedrooms and a single bedroom. The main bedroom has a dressing room and en-suite bathroom, there is also a separate four piece family bathroom. The property backs onto allotments and enjoys views across Barnstaple and the surrounding fields. Offered with no onward chain. The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises;



## GROUND FLOOR

ENTRANCE HALL stairs off to first floor landing, understairs cupboard, bamboo flooring continuing into living/dining room (described later), wall mounted central heating thermostat and alarm system. CLOAKROOM WC opaque window to side, dual flush WC, wall mounted hand wash basin, tiled floor, partly tiled walls. Door off hallway into LIVING ROOM bay window to front overlooking garden, contemporary log effect gas fire with marble hearth, archway through to DINING ROOM and serving hatch. Bifold doors leading into CONSERVATORY with sliding doors to side and rear, electric roof vents and downlighting, tiled floor with underfloor heating. Door off hallway into KITCHEN contemporary high gloss units, match wall and base, bamboo style worktops, four point induction hob with extractor fan over, tiled splashback, double sink and drainer, integrated fridge, dishwasher, electric fan oven and microwave, window overlooking rear garden, tiled floor with steps leading down to BREAKFAST ROOM with wood effect flooring, door leading out to rear garden and further door leading to SEPARATE UTILITY ROOM door to side and window to rear, floor mounted Worcester gas boiler, worktop with stainless steel circular sink with mixer tap, cupboard below. Door from utility leading into DOUBLE GARAGE with power, second alarm control panel, light and water, two single up-and-over doors.

## FIRST FLOOR

Loft access via hatch, airing cupboard with slatted shelving and radiator, additional storage cupboard over stairs with shelving and hanging rail. BEDROOM 1 with window to side, wood effect flooring, dimmable inset downlighting. SEPARATE DRESSING ROOM with window to rear. EN-SUITE BATHROOM with window to rear, spa bath with mixer tap and shower attachment over, separate shower with electric Mira Sport shower unit, contemporary glass hand wash basin with mixer tap, dual flush WC, tiled floor, heated towel rail, extractor fan. BEDROOM 2 double room with windows to front, wood effect flooring BEDROOM 3 with windows overlooking rear garden and far reaching countryside views towards Codden Hill, three built-in wardrobes with shelving, hanging rails and concertina style doors. BEDROOM 4 windows to front, built-in wardrobes with sliding doors, shelving and hanging rails. BEDROOM 5 formally used as a study, window to front, built-in storage with shelving and hanging rails, wood effect flooring. BATHROOM window to rear, white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash basin with mixer tap, separate shower, dual flush WC, shaver point, heated towel rail, tiled floor and tiled walls, extractor fan.

## OUTSIDE

At the front of the property is lawned frontage and driveway parking for 4 vehicles. At the rear is a private south facing rear garden with gated access at the side. LARGE SUNDECK with outside power, light and water. Steps leading up to FURTHER SUN TERRACE with terrace border and slate chipped pathway. Another feature of outside is the natural Devon stone wall at the side and rear.

## SERVICES

All mains services connected. Gas fired central heating, Alarm system.

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

From Barnstaple town proceed towards the hospital (NDDH) on Pilton Causeway (which continues into North Road), passing the fire station. At the roundabout at the top of the hill take the first exit onto Westaway Plain and the the first left hand turn into Youngs Drive. Proceed down the hill to the roundabout, take the second exit onto Maer Top Way and keep left, the property can be found straight ahead with a 'For Sale' board clearly visible.

WHAT3WORDS//ideal.move.flesh



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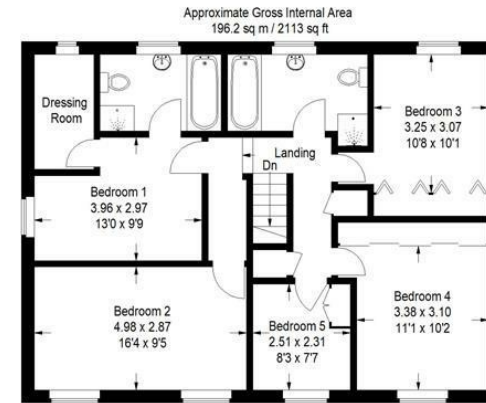


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79
England & Wales		EU Directive 2002/91/EC	

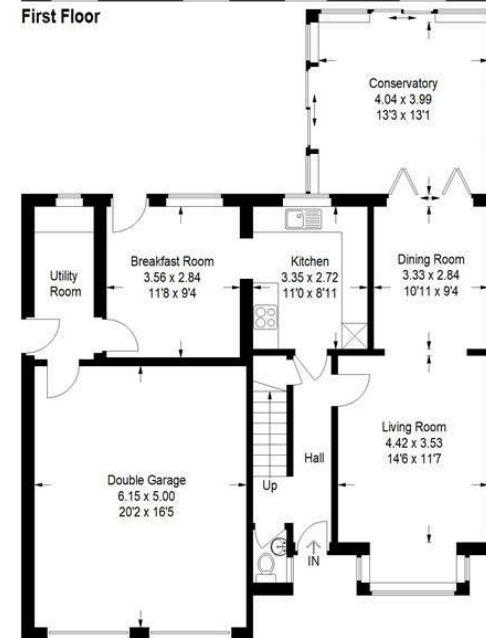
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First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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