



3 The Lawns





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Newport, Barnstaple, Devon, EX32 9FJ

Barnstaple Town 1.5 miles / Exmoor & Beaches 30mins

A beautifully presented, quality detached property close to Barnstaple, the Coast & Exmoor National Park.

- Large Energy Efficient Home (EPC Band A)
- 3 Bath/Shower Rooms (2 en-suite)
- 4 Car Driveway And Integral Garage
- Integrated Appliances (AEG and Bosch)
- Council Tax Band E
- 4 Bedrooms, All with Fitted Wardrobes
- Spacious Vaulted Open Plan Living
- x14 Solar Panels
- 212 SQ M / 2281 SQ FT
- Freehold

Guide Price £580,000

## SITUATION AND AMENITIES

A prestigious and award winning development, constructed by local reputable builders, close to the popular area of Newport, amenities nearby include; Portmore Golf Club, Newport primary school, Park secondary school, doctor's surgery, bus route, supermarket and local shops. Barnstaple town centre is about a 1.5 miles, and as the regional centre of North Devon, houses the area's main business, commercial, leisure and shopping venues, including the renowned Pannier Market and Butcher's Row, as well as theatres, cinema, leisure centre and North Devon District Hospital. The North Devon Link Road is within easy access, leading on, in about 45 minutes to Junction 27 of the M5 Motorway, where Tiverton Parkway also provides a fast service of trains to London (Paddington) in about 2 hours. The North Devon coast, including the popular sandy, surfing beaches at Saunton, Croyde and Woolacombe are all within easy reach, as is Instow and the Cornish border. Exmoor is also easily accessible.

## DESCRIPTION

An extremely well presented, modern home built in 2018 with open plan living, underfloor heating on the ground floor, vaulted ceilings with a mezzanine floor creating a light filled home benefiting from the remainder of the 10 year LABC warranty. This home features a spacious master suite on the first floor, the en-suite includes a separate bath and rainfall shower, and there are two generous built in fitted wardrobe/storage areas. There are three further bedrooms, all of which have fitted wardrobes. Bedroom 2 has a bright modern en-suite shower room. There is a spacious family bathroom, with rainfall shower over bath and fully fitted units on the ground floor. The kitchen is fully fitted with all integrated appliances, generous work top, and storage. There is a useful utility off the kitchen with gas boiler, sink, storage and fitted freezer, washing machine and tumble dryer. To the front of the property there is a large brick paved driveway offering a generous amount of parking spaces. The rear garden is enclosed, private, and has a large patio. The garden is well laid out with trees, perennials and shrubs for low maintenance.





**ACCOMMODATION**

Part glazed composite front door leading into ENTRANCE HALL with vinyl oak effect flooring, stairs rising to FIRST FLOOR, built in CLOAKS CUPBOARD and separate AIRING CUPBOARD with bar heater and slatted shelving. BEDROOM 1 with window to front, fitted carpet, double fitted wardrobes with sliding doors. EN-SUITE with opaque window to front, LVT oak effect flooring, tiled shower, vanity hand wash basin with mixer tap, tiled splashback with mirror above, shaver point, dual flush WC, heated towel rail, inset downlighting, extractor fan. BEDROOM 2 with window to front, fitted carpet, built in wardrobes. BEDROOM 3 with window to side, fitted carpet, built in wardrobes. BATHROOM with opaque window to rear, panelled bath with mixer tap and shower attachment over, tiled splashback, built in vanity unit with integrated hand wash basin with mixer tap, dual flush WC, cupboards and drawers, heated towel rail, LVT oak effect flooring, inset downlighting, extractor fan, shaver point. Glazed door off ENTRANCE HALL leading into open plan KITCHEN/DINING/LIVING SPACE with bi-fold doors leading into REAR GARDEN, continuation of LVT flooring, impressive vaulted ceiling with mezzanine above (describe later), understairs storage, window to rear, Shaker style KITCHEN with stone worktops, induction AEG hob and extractor, 2 ovens, built in fridge, dishwasher, inset ceramic sink with mixer tap, inset downlighting, door off to UTILITY ROOM with matching units, built in freeze, washing machine and dryer, stainless steel sink and drainer with mixer tap, tiled splashback, contrasting worktop, window to front, wall mounted boiler. Integral door leading through to GARAGE with electric up-and-over door, door leading to REAR GARDEN, loft access via hatch with ladder, partly boarded, lighting.

FIRST FLOOR MEZZANINE LEVEL with built in cupboards, fitted carpet, views across Barnstaple. MASTER SUITE with twin built in wardrobes with sliding doors, fitted carpet, windows to front elevation with fitted shutters, vaulted ceiling, inset downlighting. EN-SUITE with panelled bath with mixer tap and shower attachment over, shower, integrated vanity hand wash basin with mixer tap, dual flush WC, shaver point, heated towel rail, inset downlighting, extractor fan, partly tiled walls, LVT oak effect flooring.

**OUTSIDE**

At the front of the property is a brick paved driveway with off-street parking for 4 vehicles. At the rear there is an enclosed GARDEN with gated access at the side, paved pathway with gravelled borders, space for garden shed, raised beds, small LAWNED GARDEN, PAVED TERRACE and steps leading up to bi-fold doors into SITTING ROOM, outside power and light.

**SERVICES**

All mains services connected. Gas fired central heating with a combination boiler. Underfloor heating on ground floor, radiators on first floor. 14 solar panels.

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**

What3Words: ///rectangle.league.hurray

Leaving Barnstaple from Newport on the Landkey Road proceed for about half a mile, cross over the Link Road and continue for about 500 yards where the entrance of the development can be found on the left hand. Upon entering the development, take the right hand turn, the property can be found on the left hand side with a numberplate clearly visible.



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.

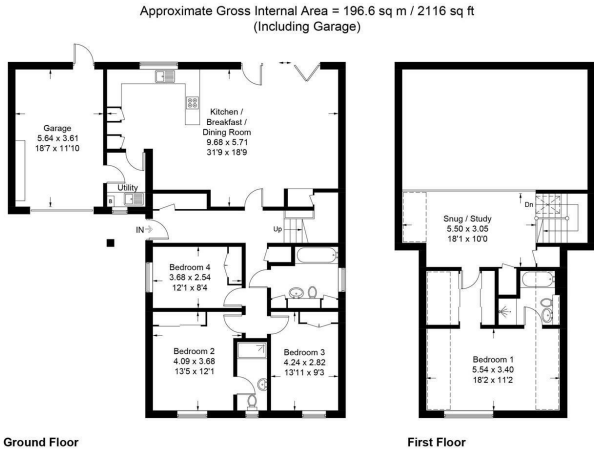


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1147424)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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		

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