



27 Barlow Road, Barnstaple, EX31 1TR

No Onward Chain £330,000

With NO ONWARD CHAIN, this fantastic 3 bedroom link detached home with drive and garage, set within the very popular location of Pilton, is ready to move into and is perfect for the growing family.

Description

Available with no onward chain, this well-presented three-bedroom link-detached home is situated in the ever-popular Pilton area of Barnstaple, just a short walk from local schools, North Devon District Hospital, and around a mile from the town centre.

Tucked away in the peaceful cul-de-sac of Barlow Road, the neighbourhood is known for its attractive, well-kept homes and gardens, creating a friendly and welcoming atmosphere. Number 27 enjoys excellent kerb appeal with a neat front lawn, mature bushes, and a smart exterior. The driveway provides off-road parking for two vehicles, with the added benefit of a garage for further parking or storage. The enclosed rear garden is accessed via a side gate, the lounge, or the garage, and offers a generous patio area ideal for outdoor dining, along with a level lawn for children or pets to enjoy.

Inside, the entrance porch offers a practical space for coats and shoes before leading into a central hallway. To the rear, a spacious lounge enjoys a bright outlook and direct access to the rear garden via French doors. The kitchen is well laid out with ample units, an eye-level oven and grill, integrated gas hob, and spaces for both a dishwasher and fridge. Appliances can be included if required. A convenient ground floor W.C. is also accessed from the hallway, as is the internal door into the garage.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in storage. Off the landing, you'll find a bathroom fitted with a two-piece suite comprising a bath and hand basin. There's also a separate shower room featuring a shower cubicle, W.C., and additional basin. A handy storage cupboard is located on the landing, along with access to the loft.

This is a fantastic opportunity to secure a family home in one of Barnstaple's most desirable residential areas.

Lounge 11'4" x 17'11" (3.47 x 5.48)



Kitchen/Diner 11'1" x 17'11" (3.39 x 5.48)



Bedroom 1 9'11" x 10'5" (3.04 x 3.19)



Bedroom 2 10'2" x 9'6" (3.12 x 2.92)



Bedroom 3 7'5" x 8'1" (2.27 x 2.48)



EPC Rating - C

Nearest Infant School - Pilton Infants 0.46m

Nearest Primary School - Pilton Bluecoat 0.5m

Nearest Secondary School - Pilton Community College 0.68m

Seller's position - No onward chain, vacant

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.

Bathroom 6'11" x 6'11" (2.12 x 2.12)



Shower Room 3'2" x 7'10" (0.97 x 2.40)

Garage

Power, light and plumbing

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £1100pcm - £1200pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Information

Tenure - Freehold

Heating - Gas central heating

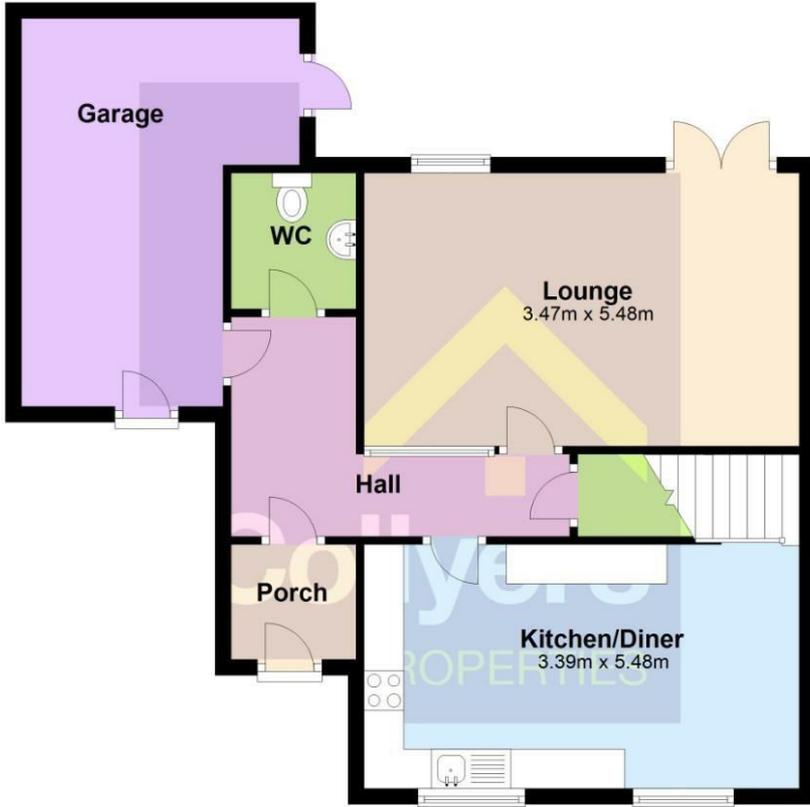
Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band C

Floor Plan

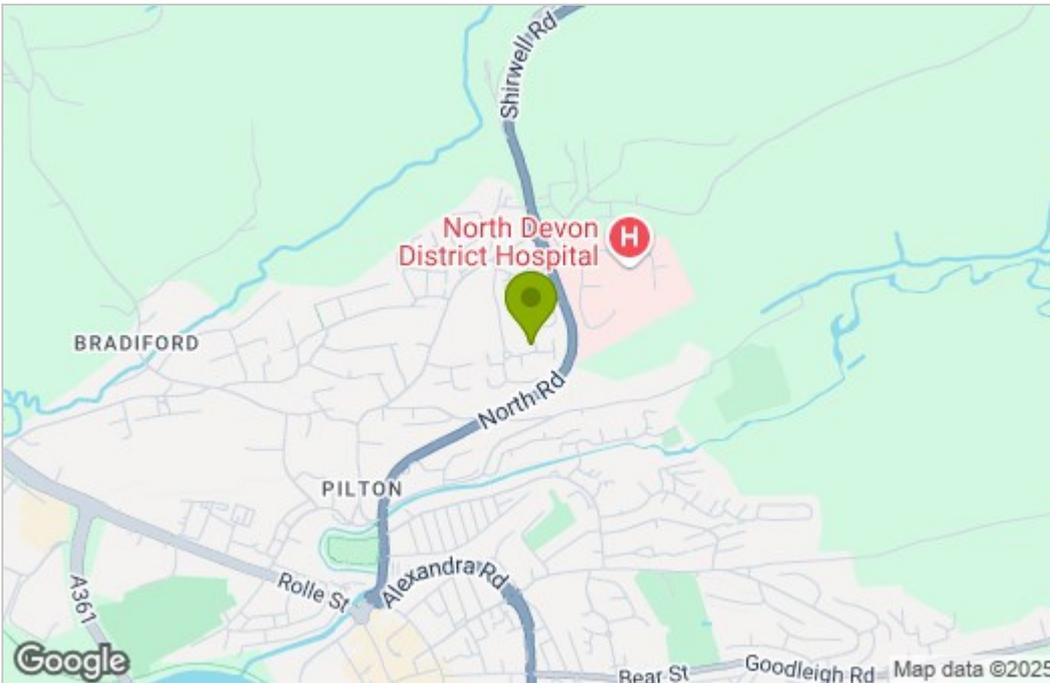
Ground Floor



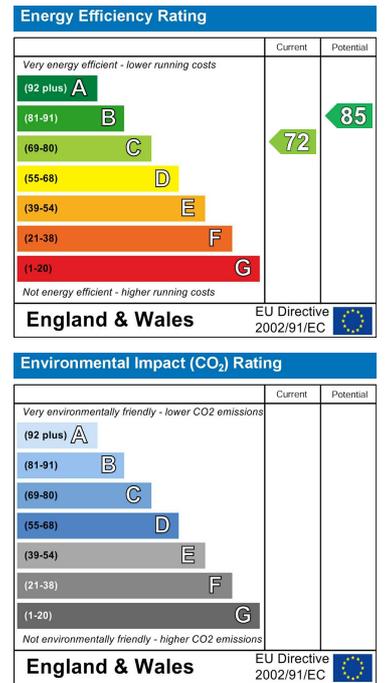
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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