



59 Northfield Lane, Barnstaple, EX31 1QE
£350,000

Being sold with NO ONWARD CHAIN, this beautifully presented 3-bedroom semi-detached home with garage and driveway, was formerly the show home for this sought-after development in Pilton.

Description

Built in 2020 and first sold in 2022, this attractive property occupies a quiet spot on the front edge of the development, just a short walk from North Devon District Hospital. It benefits from a detached single garage and driveway parking for two vehicles, and still enjoys the remainder of the 10-year NHBC warranty.

The ground floor comprises a convenient cloakroom/WC, a bright living room and the open-plan kitchen/diner. Designed with modern living in mind, the home features a stylish kitchen/dining room complete with a range of integrated appliances and French doors opening onto the rear garden. Upstairs are three well-proportioned bedrooms (two doubles), a family bathroom, with the main bedroom boasting its own en-suite shower room, adding to the property's overall appeal.

Offering a blend of style, comfort, and convenience in a prime location, this is a superb opportunity for families or professionals alike.

Living Room 15'5" x 12'2" (4.70 x 3.72)



Kitchen 15'7" x 10'10" (4.76 x 3.31)



WC



Bedroom 1 10'9" x 9'6" (3.29 x 2.90)



Ensuite



Bedroom 2 10'11" x 8'0" (3.35 x 2.46)



Bedroom 3 7'6" x 7'1" (2.29 x 2.18)



Bathroom

Garage 20'6" x 10'5" (6.26 x 3.19)

Information

Age - 2022

Tenure - Freehold

Service Charge - £250.56 per year

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - B 84 - Potential to be A 96

Nearest Infant School - Pilton Infants (approx 0.4m)

Nearest Primary School - Pilton Bluecoat C of E Academy (approx 0.4m)

Nearest Secondary School - Pilton Community College (approx 0.4m)

Nearest College/Further Education - Petroc College (approx 1.4m)

Seller's position - No onward chain

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, 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.

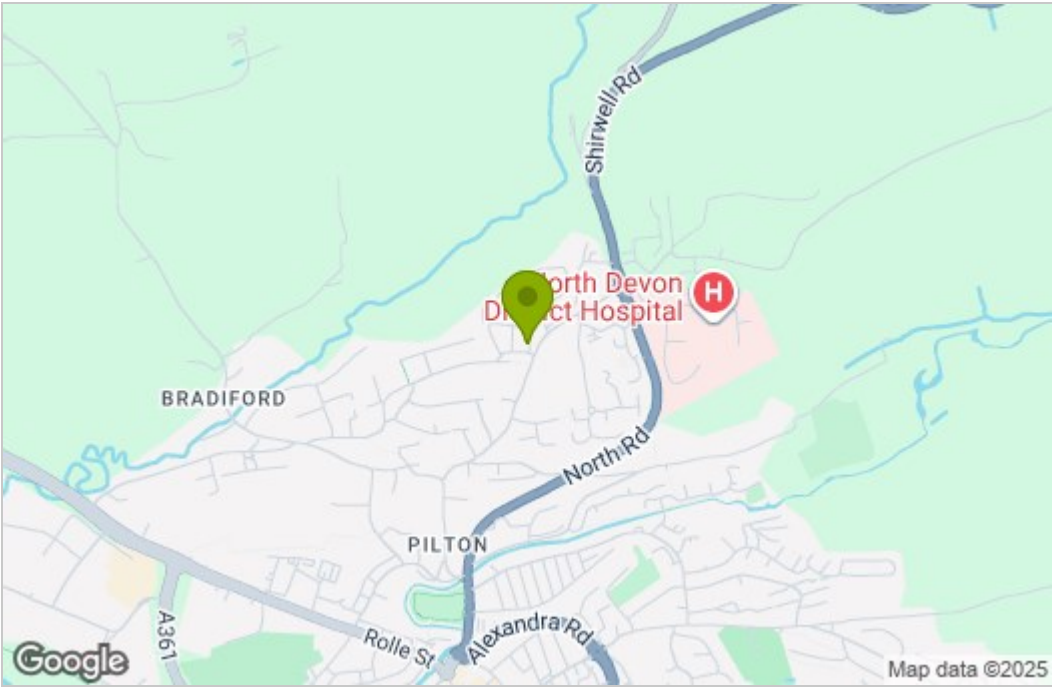
Note

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.

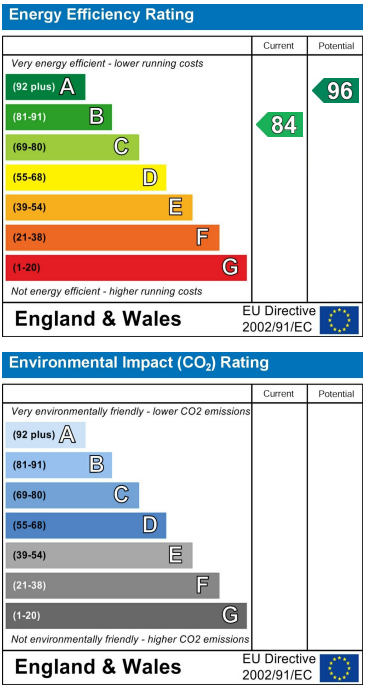
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.