



**15 Tawcroft Way, Barnstaple, EX31 3TZ**

**£269,500**

Beautifully presented three-bedroom home in a popular Barnstaple development, offering modern living, stylish upgrades, and a private garden with parking.

### Description

Located on a modern and popular development on the edge of Barnstaple, this beautifully presented three-bedroom semi-detached home combines upgraded finishes, practical space, and a stylish interior—ideal for those seeking turnkey living in a convenient location.

Built in 2021, the property benefits from the remainder of the NHBC 10-year warranty, offering peace of mind for years to come.

Internally, the accommodation is thoughtfully laid out with a welcoming entrance hall and a bright lounge, complete with contemporary panelling and a calming, neutral colour palette. At the rear, the spacious kitchen/diner has been enhanced with upgraded tiled flooring and offers ample space for cooking, dining, and entertaining. French doors open onto the fully enclosed rear garden, perfect for enjoying sunny afternoons and al fresco meals.

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom benefits from built-in storage cupboard and an ensuite shower room, while the remaining two bedrooms are ideal for family, guests or a home office, and are served by a modern family bathroom. A ground floor WC adds convenience, and the boarded loft space with pull-down ladder provides excellent storage.

Externally, the landscaped rear garden offers a combination of practicality and relaxation, featuring a decking area with a lawned space, and a garden shed—ideal for entertaining, play or unwinding. Two off-road parking spaces are located to the front of the property.

The property also benefits from fibre broadband, gas central heating, and double glazing throughout.

Situated in a quiet and well-connected part of Barnstaple, you'll find excellent access to local schools, transport links, and everyday amenities, making this an ideal choice for a wide range of buyers.

### Lounge 14'4" x 12'0" (4.39 x 3.68)



### Kitchen 15'1" x 9'6" (4.62 x 2.90)



### Bedroom 1 12'2" x 9'4" (3.71 x 2.87)

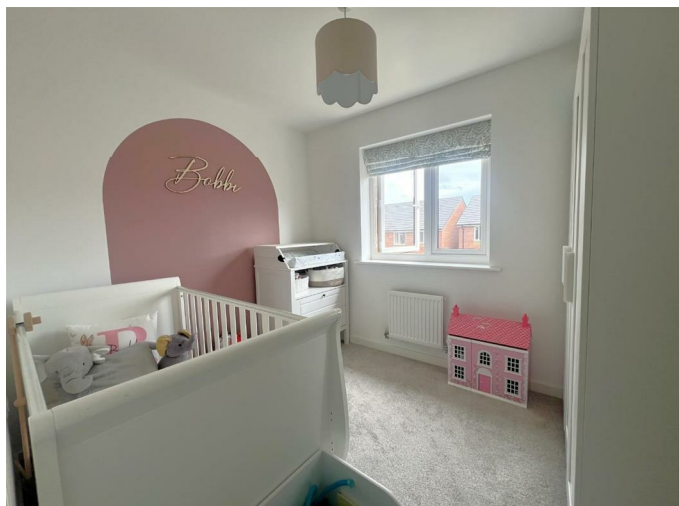


### Ensuite 6'3" x 5'6" (1.91 x 1.68)





Bedroom 2 9'1" x 7'6" (2.77 x 2.31)



Bedroom 3 7'6" x 5'10" (2.31 x 1.80)



Bathroom 6'9" x 5'10" (2.08 x 1.78)



#### Information

Age - 2021

Tenure - Freehold

Service Charge - Not currently payable

Heating - Mains Gas Central Heating via Combi

Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - B 83 - Potential to be A 96

Nearest Primary School - Sticklepath Community

Primary Academy 0.68m

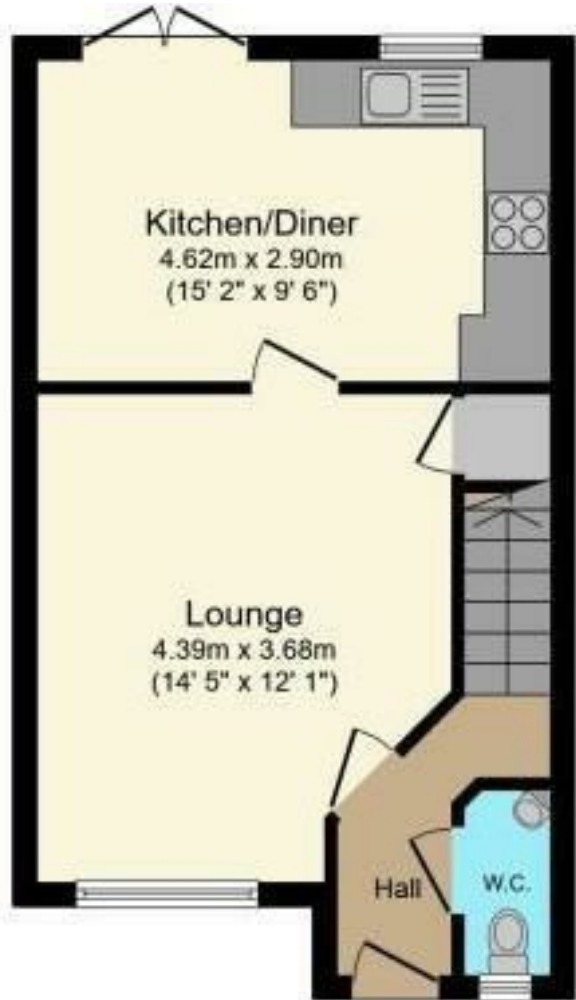
Nearest Secondary School - The Park Community  
School 1.04m

Seller's position - Looking to buy onwards

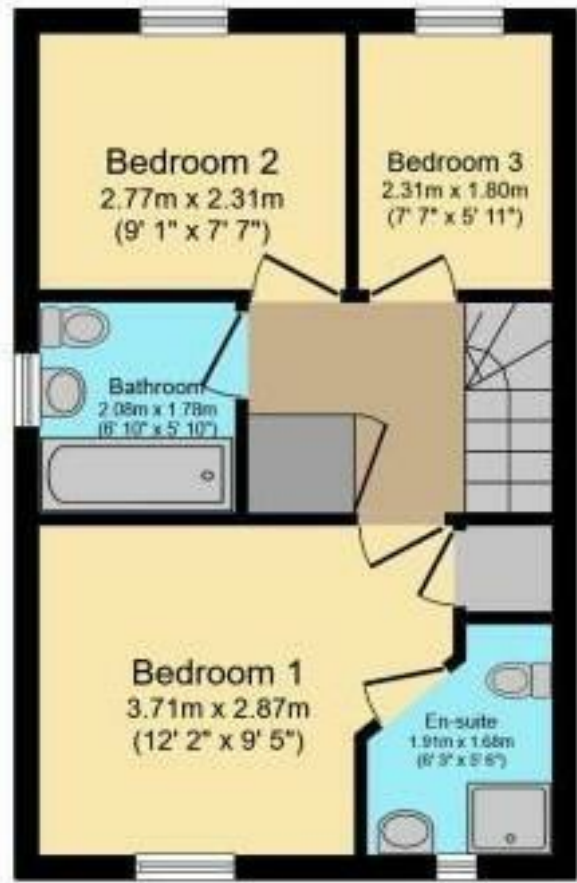
#### Note

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

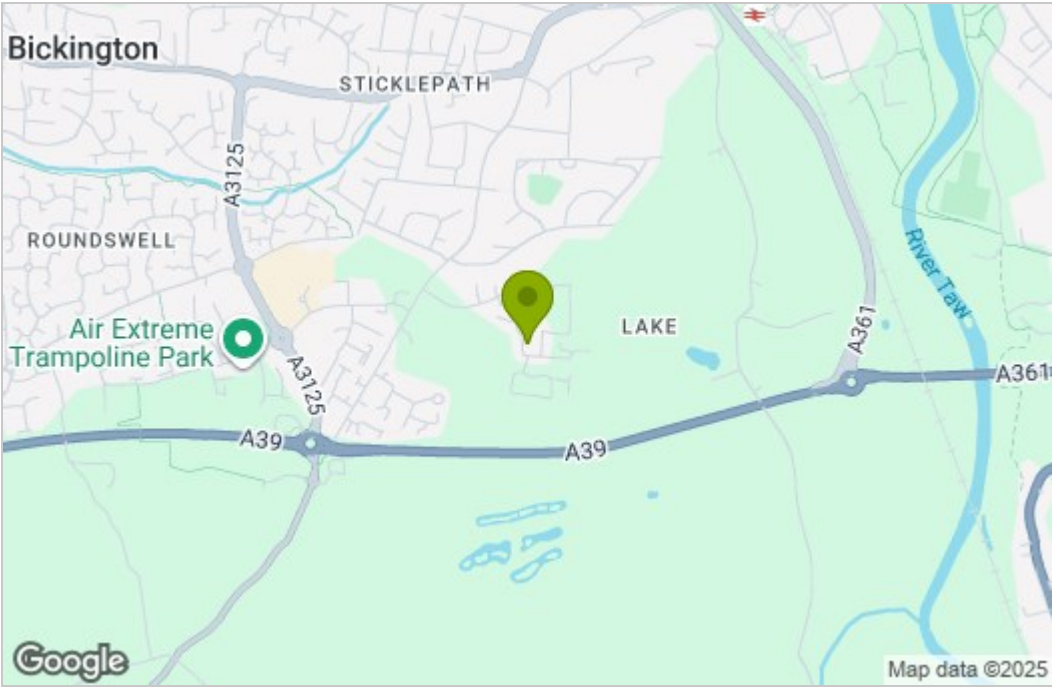


Ground Floor

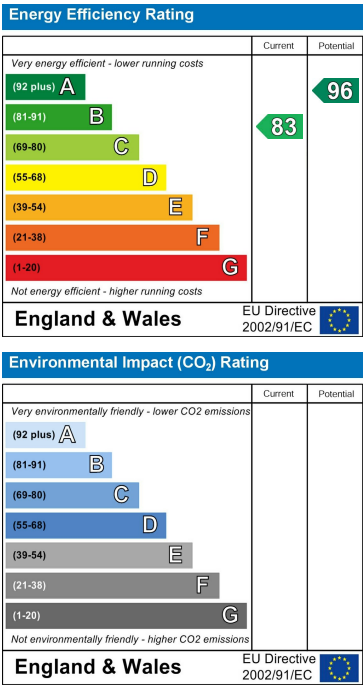


First Floor

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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