



**9 Sanderling Close, Barnstaple, EX32 9FN**

**£315,000**

A modern three-bedroom townhouse arranged over three floors, featuring a master bedroom with en-suite and walk-in wardrobe, a sunny enclosed garden and two allocated off-road parking spaces.

## Description

Constructed in 2019, this well cared for three-bedroom semi-detached home offers versatile accommodation arranged across three levels, ideal for modern family living.

The ground floor centres around a spacious kitchen/dining room, fitted with a range of integrated appliances and plenty of room for both everyday meals and entertaining. To the rear, the sitting room enjoys a pleasant outlook over the garden, with double doors providing direct access outside and allowing excellent natural light throughout the day.

The first floor provides two comfortable bedrooms along with a contemporary family bathroom. Occupying the top floor is the principal bedroom, forming a generous and private suite complete with its own shower room and walk in wardrobe — a great layout for those wanting separation from guest or children's rooms.

There is useful storage throughout the home, including built-in cupboards within the dining area and on the landing, together with fitted wardrobes to both the principal bedroom and bedroom three.

Externally, the rear garden benefits from a sunny southerly aspect and has been designed with ease of maintenance in mind, making it perfect for relaxing or summer gatherings. To the front, there is driveway parking for two vehicles.

Positioned within easy reach of Barnstaple town centre, everyday amenities, schooling and transport links are all close at hand, while the North Devon Link Road provides straightforward access towards the coast and Exmoor.

A smart, modern home offering space, storage, light and practicality in equal measure — ready for its next chapter.

## Kitchen/Diner 15'10" x 11'6" (4.85 x 3.53)



## Lounge 13'6" x 11'6" (4.14 x 3.53)

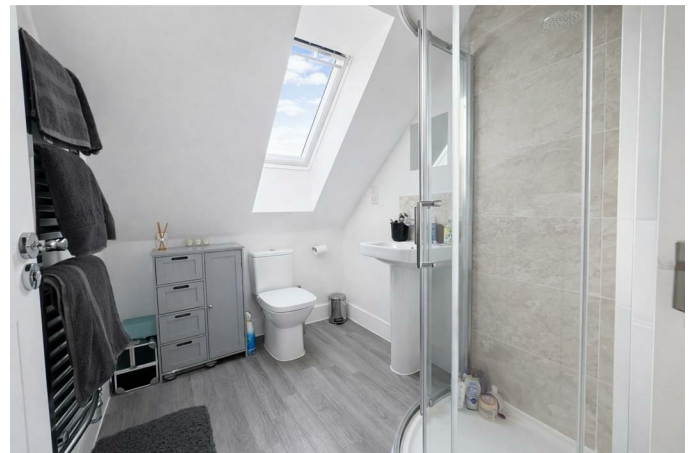


## WC

## Bedroom 1 14'0" x 13'6" (4.29 x 4.14)



## Ensuite 7'2" x 5'3" (2.19 x 1.62)



Bedroom 2 13'6" x 9'1" (4.14 x 2.77)



Bedroom 3 11'10" x 11'1" (3.61 x 3.38)



Bathroom 6'10" x 6'2" (2.09 x 1.90)



## Garden

### Information

Age - Built 2019

Tenure - Freehold

NHBC 10 Year Warranty - Beginning 2019

Service Charge - £167.05 per year (price for 2026)

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - B 80 - Potential to be A 91

Nearest Primary Schools -

Ashleigh CofE Primary School 0.2 mi

Our Lady's Catholic Primary School, Barnstaple  
0.35 mi

Nearest Secondary School -

The Park Community School 0.47 mi

Seller's position - Looking to buy onward

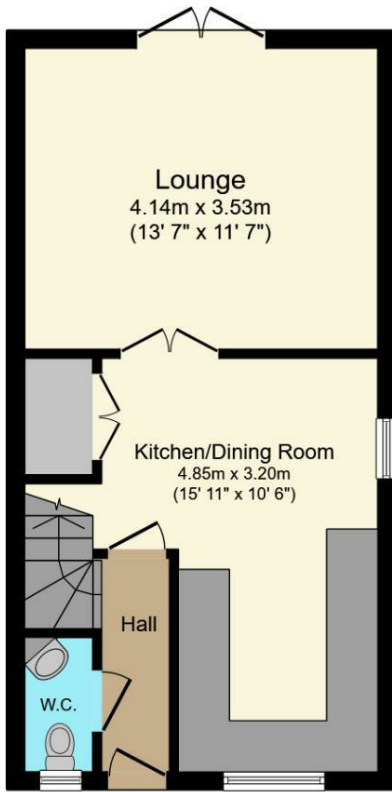
### Rental Income

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 £1150pcm - £1200pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). 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

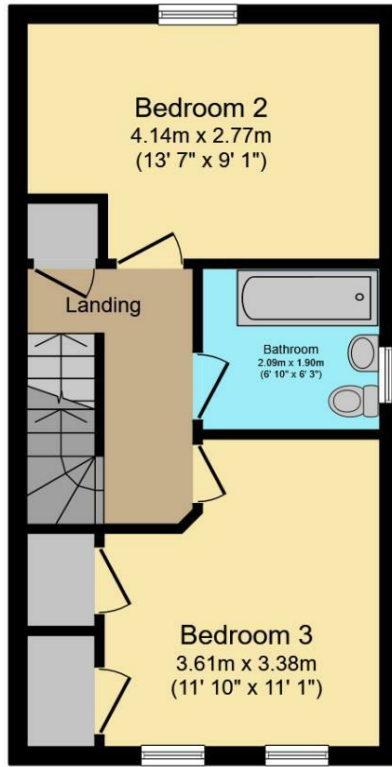
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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



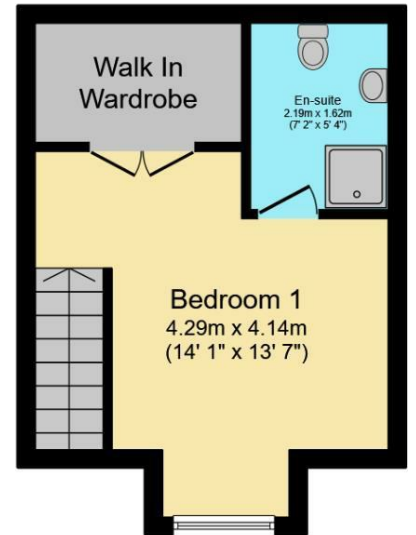
### Ground Floor

Floor area 35.1 sq.m. (378 sq.ft.)



### First Floor

Floor area 35.1 sq.m. (378 sq.ft.)



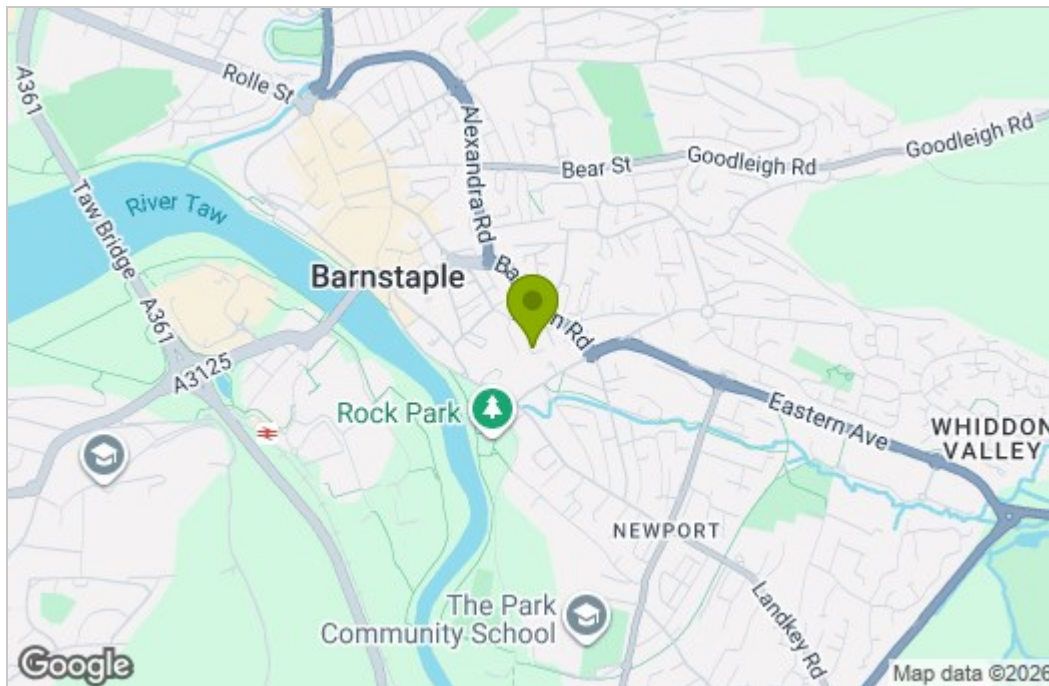
### Second Floor

Floor area 21.9 sq.m. (236 sq.ft.)

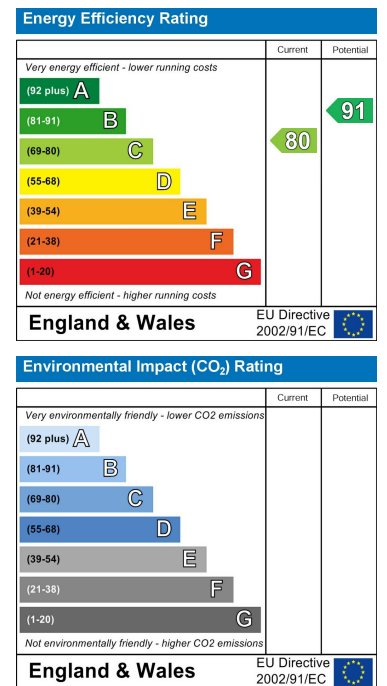
Total floor area: 92.1 sq.m. (991 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP