



**Directions**

From Barnstaple follow signs for Umberleigh following the A377 passing through Bishops Tawton and Chapelton. Upon reaching Fishleigh Barton, take the right hand turning signposted Atherington / High Bickington. Continue through these villages and past Libbaton Golf Club on your right hand side. Take the second left hand turning signposted Burrington and continue into the village. Take the first left hand turning onto Twitchen Lane. Passing the Village Hall on your right hand side, take the next left hand turning signposted Meadow Park Drive. Upon reaching the mini roundabout, number 9 will be seen clearly displaying a numberplate.

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or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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**3 Bed Bungalow - Detached**  
9 Meadow Park Drive, Burrington, Umberleigh, EX37 9TY

Offers In Excess Of

**£300,000**

- No Ongoing Chain
- En-Suite To Bedroom 1
- Large, Private Plot
- Popular Village Location
- Garage & Off Road Parking
- Packed Full Of Potential



## Room list:

### Entrance Porch

**Sitting Room**  
6.20m x 3.78m (20'4" x 12'5")

**Dining Room**  
3.40m x 3.02m (11'2" x 9'11")

**Kitchen**  
4.34m x 3.40m (14'3" x 11'2")

**Utility Room**  
2.79m x 1.70m (9'2" x 5'7")

### Conservatory

**Bedroom 1**  
6.17m into recess x 3.56m (20'2" into recess x 11'8")

### En-Suite

**Bedroom 2**  
3.58m x 3.38m (11'9" x 11'1")

**Bedroom 3**  
3.58m into recess x 3m (11'8" into recess x 9'10")

**Bathroom**  
2.41m x 2.39m (7'11" x 7'10")

**Garage**  
5.03m x 2.97m (16'6" x 9'9")

## Overview

Located within a welcoming village community in the picturesque North Devon countryside, this detached and contemporary 3 bedroom bungalow offers spacious and versatile accommodation suitable for a broad range of buyers.

The accommodation briefly comprises of : A generous entrance porch at the front of the property provides practical space for coats and footwear. This leads into a central hallway granting access to all principal rooms, with additional storage available via two built-in cupboards. The sitting room is bright and generously proportioned, centred around a characterful fireplace with a woodburning stove. Patio doors open into the conservatory, which serves as an inviting extension of the living space. The kitchen is well-appointed with a range of white wall and base units complemented by colourful tiled splashbacks. Appliances include a built-in double oven, hob and freezer. An adjacent utility room, fitted with matching cabinetry, provides further practicality, with plumbing for a washing machine and a door through to the rear porch. This area includes a large dining space enjoying a sunny aspect and delightful garden views, with ample room for a dining table and chairs

The master bedroom, situated at the rear of the property, enjoys peaceful views over the garden. It is generously sized and features built-in wardrobes as well as access to an en-suite shower room complete with WC, power shower, hand basin, and heated towel rail. There are two additional double bedrooms. The main bathroom is fitted with a suite, including a shower over the bath and attractive complementary tiling.

## Outside

The fully enclosed rear garden is a standout feature of this home. It provides a beautiful and functional outdoor space that enjoys a sunny southerly aspect. In peak season, the garden is vibrant with colour and features a lawn and well-stocked flower and shrub borders. A side area offers discreet storage for compost bins and wood store

At the front, the garden is predominantly laid to lawn with mature shrubbery with property being approached via the driveway leading to the attached garage

## Services

Mains water and electric. LPG  
Central Heating

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple  
branch on  
01271 327878

