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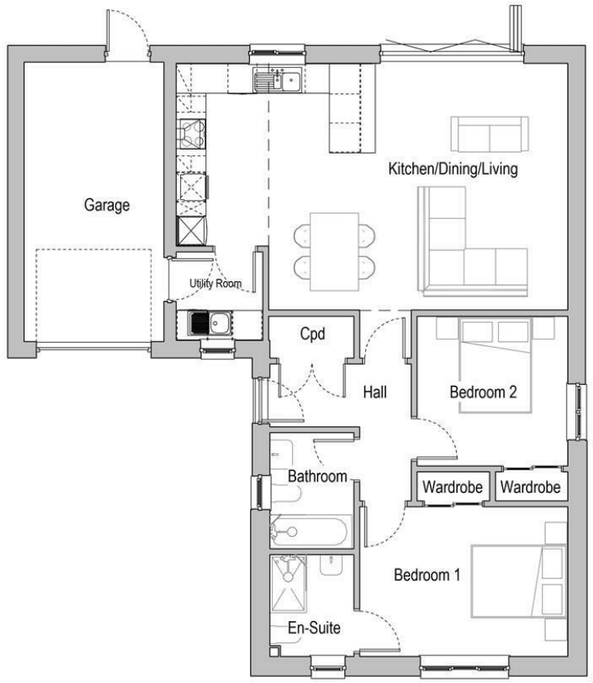

## Directions

Leaving Barnstaple on the A39 heading towards Tiverton at the roundabout at McDonald's turn right onto the Exeter Road, you will pass the BMW and Land Rover dealerships to your left hand side. At the next 4 cross way at the traffic lights turn left and proceed up through Newport. After about a half mile you will pass by Woodford Gardens and then pass over the link road bridge and the change of speed from 30mph to 40mph. Proceed up the hill and towards Portmore Golf Club and the turning for Mount Sandford Green will be found on your left hand side. Continue on down to where the building of the new properties is happening and an agent will meet you.

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

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# 2 Bed Bungalow - Detached

Plot 4, The Palmer Evergreen Way, Barnstaple, EX32 9FP

Asking Price
**£399,000**

- BRAND NEW HOME ON THIS SOUGHT AFTER DEVELOPMENT
- FANTASTIC LOCATION
- SAVE ON YOUR UTILITY BILLS
- CLOSE TO SCHOOLS AND AMENITIES
- EXPECTED EPC RATING: A
- NO CHAIN

# Overview

PLOT 4 – THE PALMER

Situated at the end of a quiet cul-de-sac within the popular Mount Sandford Green development, The Palmer presents an exceptional opportunity to acquire a spacious two double bedroom detached bungalow, complete with an attached single garage and driveway parking.

At the heart of the home is a stunning open-plan living space, enhanced by a vaulted ceiling, full-height glazing, and aluminium bi-fold doors opening out to the garden—creating a bright, airy and contemporary atmosphere.

The generously appointed kitchen is fitted with an induction hob with extractor, integrated fridge/freezer, dishwasher, high-level oven, and microwave. A separate utility room adds everyday practicality and comes complete with a freestanding washing machine and tumble dryer.

Both double bedrooms include fitted wardrobes as standard, with an en-suite shower room to bedroom one and an additional family bathroom, finished with Roca sanitary ware. Further highlights include underfloor heating and brushed steel electrical fittings.

Evergreen Way is an exclusive cul-de-sac and continues the success of the previous phases at Mount Sandford Green, including Aquamarine Drive, The Lawns, and Garden Green.

# Services

Type your text here

# Council Tax band

# EPC Rating

# Tenure

Freehold

# Viewings

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

# Outside

Evergreen Way is a delightful cul-de-sac of bungalows and houses set on the outskirts of Barnstaple. The development as a whole holds an enviable position on the edge of Barnstaple with striking, uninterrupted views of the town extending out over to Saunton Sands with Lundy Island and the sea in the distance. It is very close to Portmore Golf course for those keen on the game. The development is situated nearby to local Newport, near Barnstaple, where everything is within easy walking distance including the National Cycle Route that links up with the Tarka Trail. Newport offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

# Room list:

**Entrance Hall**

**Kitchen/Living/Dining Room**
8.03 x 5.06 (26'4" x 16'7")

**Utility Room**
1.83 x 1.77 (6'0" x 5'9")

**Bedroom 1**
4.27 x 3.05 (14'0" x 10'0")

**En-Suite**

**Bedroom 2**
3.09 x 3.08 (10'1" x 10'1")

**Bathroom**

**Garage**
5.77 x 2.90 (18'11" x 9'6")