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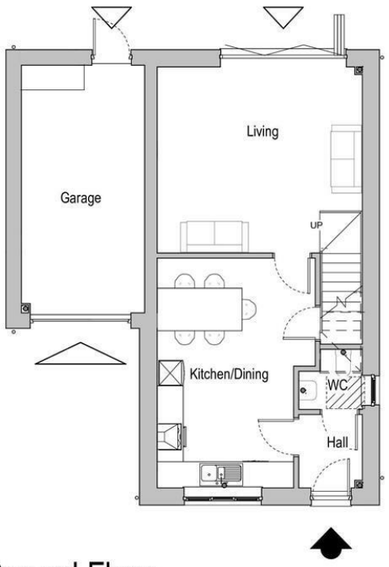
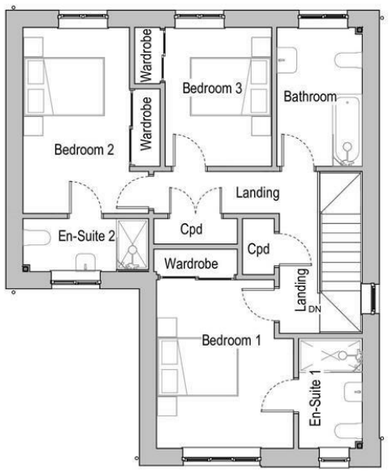


Ground Floor
1 : 100



First Floor
1 : 100

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

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

3 Bed House - Detached

The Amethyst, Plot 13 Evergreen Way, Barnstaple, EX32 9FP

Asking Price

£415,000

- STUNNING DESIGN
- FANTASTIC LOCATION
- BRAND NEW HOME ON THIS SOUGHT AFTER DEVELOPMENT
- UNDERFLOOR HEATING
- CLOSE TO SCHOOLS AND AMENITIES
- AIR SOURCE HEAT PUMP
- EXPECTED EPC RATING: A
- NO CHAIN
- PV'S AND BATTERY STORAGE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

The Amethyst is a beautifully presented, three bedroom detached home that effortlessly combines contemporary design with the warmth and character you'd expect from a property in the heart of North Devon.

As you arrive, the generous driveway parking and attached single garage immediately make a strong first impression, offering practicality without compromising on kerb appeal. Step inside and the quality of the specification is evident from the outset. The ground floor is finished throughout with stylish LVT flooring and benefits from underfloor heating, creating a wonderfully comfortable and cohesive living space across the entire level.

At the heart of the home sits a thoughtfully designed kitchen diner, fully equipped with an induction hob and extractor, integrated dishwasher, washer/dryer, fridge freezer, oven and microwave as standard. A quartz or acrylic worktop adds a real touch of refinement, and with a choice of kitchen finishes available, subject to stage of construction, there is a genuine opportunity to put your own stamp on the space from day one.

The separate living room is equally inviting, and the aluminium bi-fold doors that open directly onto the garden are a real highlight, blurring the line between inside and outside living and flooding the room with natural light.

Moving upstairs, three generous double bedrooms provide comfortable accommodation for the whole family. Two of the bedrooms benefit from their own en-suite facilities, while a well-appointed family bathroom serves the third, all finished with elegant Roca sanitary ware and brushed steel fittings throughout. Carpet to the first floor adds warmth underfoot and a sense of ease.
The Amethyst really does deliver modern living at its very best. With its unique, contemporary design, premium specification and 10 year Advantage warranty giving complete peace of mind, this is a home built for the way people actually want to live today, stylish, functional and effortlessly connected to everything that makes North Devon such a wonderful place to call home.

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: