

The Myrtle

4 Bedrooms



Ground Floor
1:100

First Floor
1:100



Phase 4 - Evergreen Way
Plots 6 & 7

Area Schedule (GIA)		
Level	Area (sqm)	Area (sqft)
Ground Floor	63.30 m ²	672.94 ft ²
First Floor	72.30 m ²	779.91 ft ²
Garage	19.99 m ²	208.09 ft ²
	156.69 m ²	1659.94 ft ²



Asking Price

£525,000

4 Bed House - Detached

Plot 7, The Myrtle Evergreen Way, Barnstaple, EX32 9FP

- 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

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.

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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Room list:

Entrance Hall

WC

Living/Dining Room
5.48 x 5.54 (17'11" x 18'2")

Kitchen
3.50 x 6.14 (11'5" x 20'1")

Utility Room
1.86 x 1.71 (6'1" x 5'7")

Bedroom 1
4.51 x 2.76 (14'9" x 9'0")

En Suite

Bedroom 2
3.12 x 3.03 (10'2" x 9'11")

En-Suite

Bedroom 3
4.33 x 2.84 (14'2" x 9'3")

Bedroom 4
3.23 x 3.03 (10'7" x 9'11")

Bathroom

Garage
6.17 x 3.13 (20'2" x 10'3")

Overview

PLOT 7 – THE MYRTLE

Discover this fantastic four-bedroom detached home, featuring an attached single garage and private driveway parking. Designed for contemporary family living, the ground floor benefits from underfloor heating throughout and a stunning open-plan kitchen, dining and living space, seamlessly opening onto the garden through sleek aluminium bi-fold doors.

The stylish, well-appointed kitchen comes complete with an induction hob with integrated extractor, integrated dishwasher, fridge freezer, oven, and microwave. A quartz or acrylic worktop is also included as standard. A separate utility room adds further practicality, with a freestanding washing machine and tumble dryer provided.

Upstairs, the first floor offers four generously sized double bedrooms, including two with en-suite shower rooms, plus a modern family bathroom. High-quality finishes are included throughout, such as Roca sanitary ware, brushed steel electrical fittings, LVT flooring to the ground floor, and carpeted bedrooms and landing. The home is also protected by a 10-year Advantage warranty, offering added peace of mind.

With its distinctive, contemporary design, Plot 6 delivers the perfect balance of comfort, quality and style—offering modern living naturally in the heart of North Devon.

Choice of kitchen and carpet finishes may be available, subject to the stage of construction. Additional charges may apply. Please note that all Computer Generated Images (CGIs) are for illustrative purposes only. Certain landscaping features, fixtures and fittings may not be included—please refer to the specification sheet within the brochure for full details.

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

