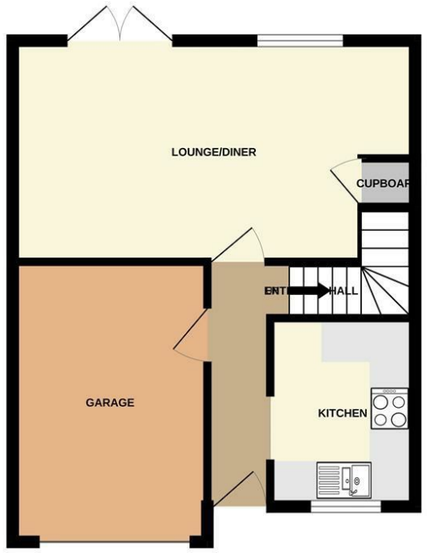
PS&D

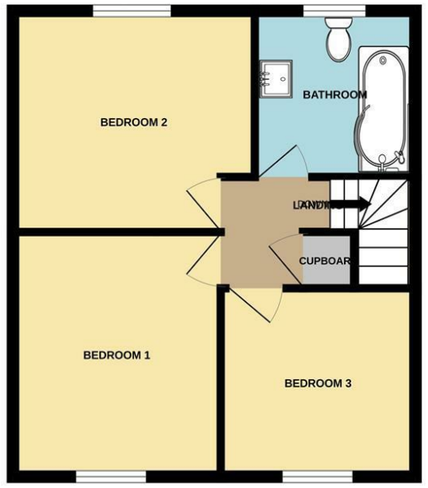
BUY • SELL • LET

PHILLIPS SMITH & DUNN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple inner relief road proceed along Pilton causeway towards Texaco garage, head through the traffic lights and turn right onto Raleigh Road. Follow the road along, taking a right onto Greenmeadow Drive. Number 40 will be situated on your right with parking available.

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

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or email barnstaple@phillipsland.com

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PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN







Freshly Decorated & Renovated Three Bed Semi Detached House

40 Greenmeadow Drive, Barnstaple, EX31 4HT

Guide Price

£280,000

- GARAGE & DRIVEWAY PARKING
- MODERNISED KITCHEN
- RECENTLY REDECORATED THROUGHOUT
- SOUTH FACING REAR GARDEN
- SHORT WALK TO AMENITIES
- NEW BATHROOM SUITE





Property Description

Recently redecorated throughout, the property has benefited from improvements including a modernised kitchen and newly fitted bathroom suite, creating a fresh and well-presented home.

The entrance hallway provides access to the ground-floor accommodation, integral garage and staircase to the first floor. Positioned at the front of the house, the kitchen features contemporary units complemented by wood-effect work surfaces, together with a built-in oven, hob, extractor hood and integrated dishwasher.

Across the rear, the spacious lounge/diner provides ample room for both seating and a dining table. A window and glazed patio doors bring plenty of natural light into the room, while the doors open directly onto the garden, creating a sociable setting for everyday living and entertaining. A useful cupboard provides additional storage.

Upstairs, the landing leads to three well-proportioned bedrooms, including two comfortable doubles. The third bedroom offers flexibility as a child's room, guest bedroom or home office. The newly fitted bathroom comprises a bath with shower over and glass screen, wash basin and WC, finished with contemporary wall panelling around the bath.

Gas central heating completes this appealing home.

Services
All Mains Services Connected

Council Tax band
C

EPC Rating
C

Tenure
Freehold

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





Outside & Surrounding Area

To the front, a driveway provides off-road parking and leads to the integral garage, which benefits from an up-and-over door, power, lighting and internal access from the hallway. An adjoining lawn adds greenery to the frontage.

The enclosed rear garden enjoys a southerly aspect and is predominantly laid to lawn, with fenced boundaries and established planting. A gravelled seating area immediately outside the lounge/diner provides space for garden furniture and outdoor dining.

Greenmeadow Drive is situated within the established residential area of Pilton, a short walk from local amenities. Barnstaple town centre offers a wider range of shops, cafés, restaurants and leisure facilities, making this a convenient location for a variety of buyers.









Room list:

Entrance Hall

Kitchen
2.07m x 2.70m (6'9" x 8'10")

Lounge Diner
3.27m x 5.86m (10'8" x 19'2")

Bedroom 1
2.97m x 3.68m (9'8" x 12'0")

Bedroom 2
2.97m x 3.66m (9'8" x 12'0")

Bedroom 3
2.72m x 2.79m (8'11" x 9'1")

Bathroom
2.31m x 2.38m (7'6" x 7'9")

Garage