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PHILLIPS SMITH & DUNN



5 Bed House - Detached

17 Barlow Road, Barnstaple, Devon, EX31 1TR

PCM

£1,475

- Quiet Cul-De-Sac Position
- 5 Bedrooms & En-Suite
- Generous Plot
- Garage & Off Road Parking
- Private, Quiet Rear Garden
- Pets considered

Description

Superb family home that has been extended over the years to offer comfortable living accommodation and 5 bedrooms.

The internal accommodation briefly comprising: Entrance porch leading into the entrance hall, sitting through dining room. Off the dining area is the fantastic extension providing a delightful family room that overlooks the rear garden. The kitchen has wall and base units with working surfaces over with space for appliances with a most useful utility room off with door to the rear and a ground floor shower room.

Stairs lead to the first floor where there are 5 bedrooms with bedroom 1 having an en-suite shower room and built in cupboards. Bedroom 2 has ample fitted bedroom furniture with the remainder of the bedrooms being of good size. The family bathroom has a 3 piece suite fitted.

The property has a garden and drive to the front leading to the integral garage that has light and power connected and wall mounted boiler. There is a personal door that leads to the rear garden where there is a large patio area, garden that is mainly laid to lawn with mature shrubs, plants and apple tree with a patio area at the bottom of the garden.

Property is available to let from late December 2026 and is available unfurnished.

Situation

Occupying a generous plot, in a sought after, quiet location is this extended 5 bedroom detached residence that offer spacious and well presented accommodation.

The property benefits from gas central heating and double glazing with the internal accommodation briefly comprising: Entrance porch leading into the entrance hall, sitting through dining room with feature fireplace. Off the dining area is the fantastic extension providing a delightful family room that overlooks the rear garden. The kitchen has wall and base units with working surfaces over with space for appliances with a most useful utility room off with door to the rear and a ground floor shower room.

Stairs lead to the first floor where there are 5 bedrooms with bedroom 1 having an en-suite shower room and built in cupboards. Bedroom 2 has ample fitted bedroom furniture with the remainder of the bedrooms being of good size. The family bathroom has a 3 piece suite fitted with modern tiling.

Barlow Road is one of the most private cul-de-sacs of modern homes set in the sought after Pilton area taking advantage of the local facilities at Pilton, the ancient parish church, inn's and both senior and junior schooling together with the delightful Rotary gardens and of course within less than a mile to the town centre of Barnstaple. Locally, again a short walk away is the North Devon District Hospital. Barnstaple Town Centre, the regional and administrative centre of North Devon is situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the



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