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**Detached Three Bed Chalet Bungalow**  
71 Elizabeth Drive, Barnstaple, EX31 3AD

Guide Price

**£350,000**

- NO CHAIN
- Popular Residential Location
- Countryside Views
- Garage & Driveway Parking
- Spacious Rear Garden
- Three Double Bedrooms
- Modern Family Bathroom & Ensuite
- Outbuilding Storage
- Large Reception Room

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**Directions**

From Barnstaple, leave the town in the direction of the A3125 Bideford road. At the top of Sticklepath hill, turn left at the mini roundabout into Old Torrington Road, Continue ahead and take the second left into Shorelands Road, proceed ahead to the junction and turn right and then take the next left and continue along and number 71 will be found on the left hand side.

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## Room list:

- Front Porch**  
1.95m x 2.91m (6'4" x 9'6")
- Hallway**
- Kitchen**  
2.76m x 4.11m (9'0" x 13'5")
- Living Room**  
5.40m x 3.94m (17'8" x 12'11")
- Dining Room/Conservatory**  
3.94m x 2.86m (12'11" x 9'4")
- Bedroom 3**  
2.72m x 3.65m (8'11" x 11'11")
- Family Bathroom**  
3.75m x 1.72m (12'3" x 5'7" )

## Property Description

**Ground Floor**  
The entrance opens into a bright porch leading to a welcoming hallway that connects the main living spaces. The living room is a spacious area featuring a large picture window that floods the room with natural light and an elegant feature fireplace for cosy evenings. It flows seamlessly into the dining room and conservatory, providing a lovely open-plan feel and direct access to the rear garden, perfect for entertaining or relaxing.

The kitchen is well-appointed with wooden cabinetry, tiled splashbacks, ample work surfaces, and integrated appliances including a gas hob, double oven, and extractor. A side door offers convenient garden access. On this level, you'll also find a modern family bathroom with a bath, walk-in shower, and sleek grey tiling, plus a versatile third bedroom, ideal as a guest room, study, or hobby space.

**First Floor**  
Upstairs, the property boasts two spacious double bedrooms, both with built-in eaves storage and pleasant garden views. The principal bedroom benefits from access to a stylish en-suite shower room, featuring modern tiling, a vanity unit, and corner shower enclosure.

**Outside**  
To the front, a driveway provides off-road parking and access to an attached garage. The front garden is mainly laid to lawn with mature shrubs, while the rear garden is a particular highlight, a large, private space with well-established planting, ideal for outdoor dining, gardening, or play.

- Key Features**
- Detached chalet bungalow
  - Three well-proportioned bedrooms
  - Modern kitchen and bathrooms
  - Spacious open-plan living and dining areas
  - Conservatory overlooking the garden
  - Garage and driveway parking
  - Generous, private rear garden
  - Peaceful Sticklepath location with easy access to amenities and local walks

## Surrounding Area

Located in one of Barnstaple's most popular residential areas, Elizabeth Drive offers a quiet setting within walking distance of the town centre. The area provides good access to local transport links, with the A361 North Devon Link Road leading to the M5, and regular train and bus services connecting to nearby towns and cities.

Barnstaple is the main centre for North Devon and has a wide range of facilities including schools, shops, healthcare, and leisure services. Local education options include Pilton Community College, Park School, and Petroc College, as well as several primary and independent schools. The North Devon District Hospital, community sports clubs, and local amenities support everyday life for residents.

The town combines traditional market town features with modern services, offering a mix of local shops, supermarkets, cafés, and restaurants. With both countryside and coastline close by, Elizabeth Drive is well suited to families, professionals, and retirees looking for a convenient North Devon location.

- Landing**
- Bedroom 1**  
4.34m x 3.82m (14'2" x 12'6")
- Ensuite Shower Room**  
2.82m x 2.07m (9'3" x 6'9")
- Bedroom 2**  
4.34m x 3.96m (14'2" x 12'11")
- Eaves Storage**
- Garage**  
5.38m x 2.42m (17'7" x 7'11")
- Outbuilding**

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

