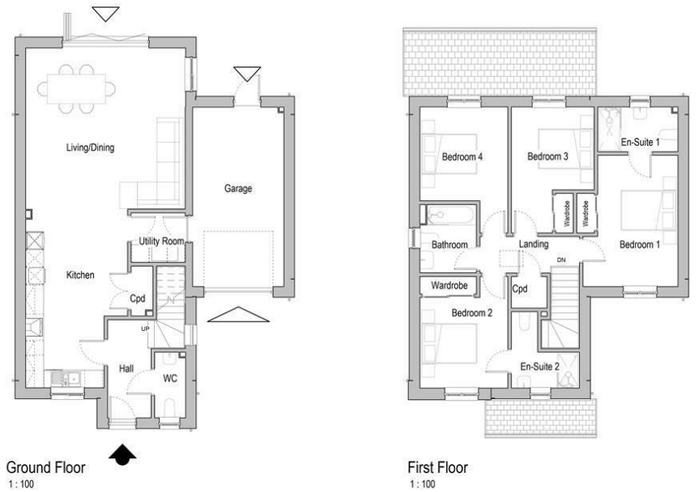
PhillipsSmith&Dunn
Buy. Sell. Let.

We value your property

The Myrtle

4 Bedrooms



Mount Sandford Green
BARNSTAPLE
Modern living. Naturally.

Phase 4 - Evergreen Way
Plots 6 & 7

Area Schedule (GIA)

Level	Area (sqm)	Area (sqft)
Ground Floor	65.30 m²	702.84 ft²
First Floor	72.36 m²	778.91 ft²
Garage	19.33 m²	208.09 ft²
	156.99 m²	1689.84 ft²

Directions

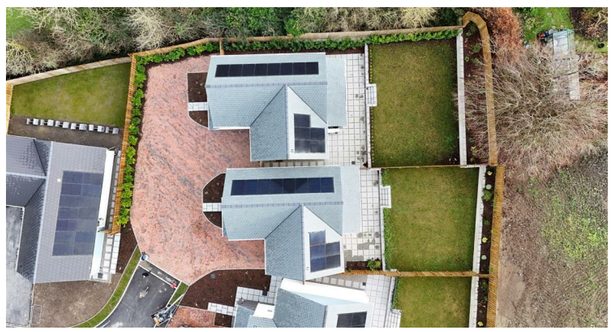
Leaving Barnstaple on the A39 heading towards Tiverton at the roundabout at McDonald's turn right onto the Exeter Road, you will pass the BMW and Land Rover dealerships to your left hand side. At the next 4 cross way at the traffic lights turn left and proceed up through Newport. After about a half mile 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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



4 Bed House - Detached

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

Asking Price

£525,000

- 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

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

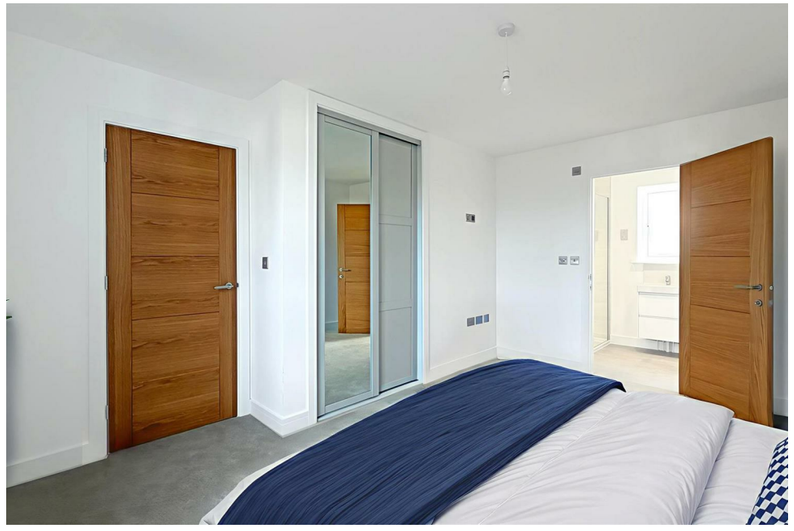
EPC Rating

Tenure

Freehold

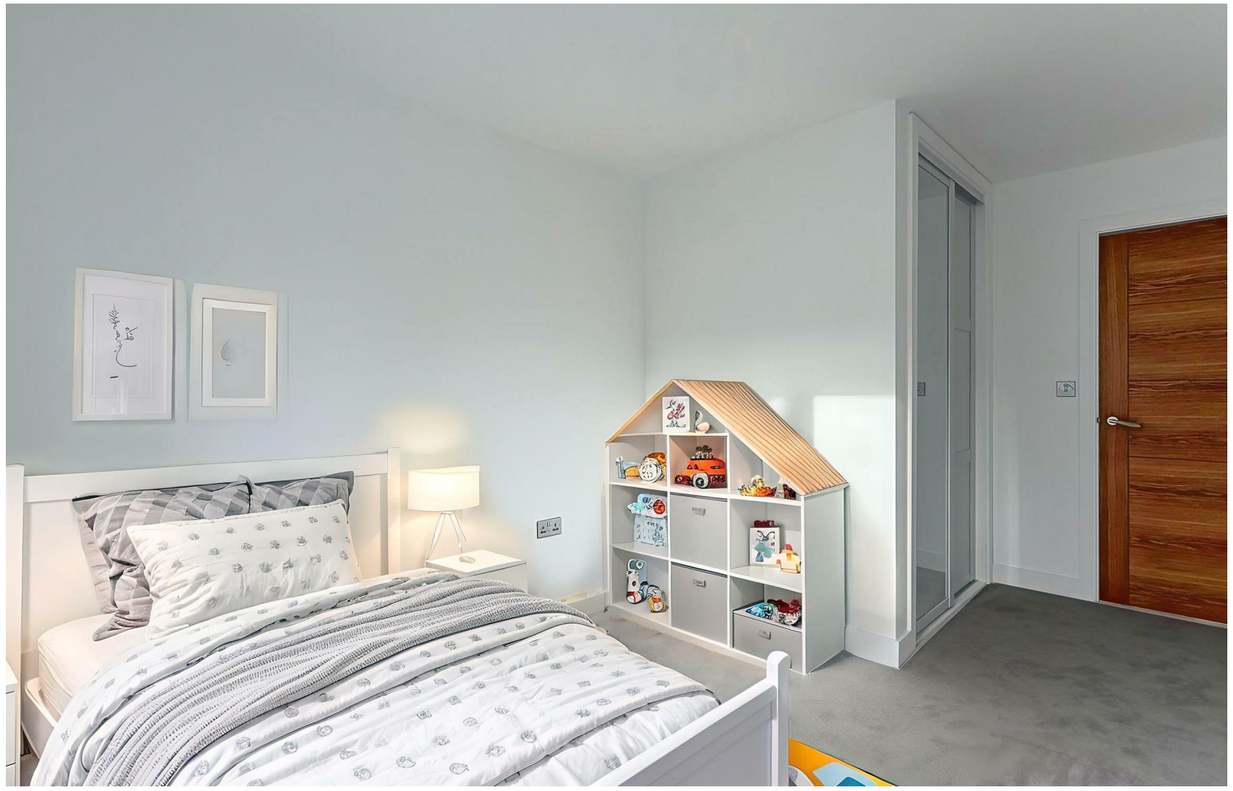
Viewings

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



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:

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")