



# turners



## 16 Riverton Road

Barnstaple, EX31 3TY

Price Guide £270,000



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## Property Description

This impressive modern home has been thoughtfully designed to offer both style and practicality, creating a welcoming space that is ready to move straight into. With its clean lines, contemporary finishes, and well-balanced layout, the property provides an ideal setting for modern family life.

Upon entering, you are greeted by a bright and inviting hallway that sets the tone for the rest of the home. The spacious lounge offers a comfortable retreat, perfect for relaxing evenings, while the heart of the property lies within the beautifully appointed kitchen/diner. Fitted with a range of modern units and integrated appliances, this space is perfect for cooking, dining, and entertaining, with doors opening out to the garden allowing natural light to flood in and seamlessly connecting indoor and outdoor living.

Upstairs, the property continues to impress with three generously sized bedrooms, each offering flexibility for family life, guest accommodation, or even a home office. The primary bedroom benefits from a sleek en-suite shower room, providing a touch of luxury and privacy. The remaining bedrooms are served by a

contemporary family bathroom, finished with modern fixtures and fittings.

The outdoor space has been designed with ease of maintenance in mind, featuring a sunny aspect rear garden that enjoys plenty of natural light throughout the day. The combination of lawn and a paved patio area creates the perfect environment for summer gatherings, children's play, or simply unwinding outdoors.

Additional benefits include energy-efficient construction typical of a new build, helping to keep running costs low, as well as two allocated off-road parking spaces and convenient side access. Situated within a desirable and well-connected location, this property offers easy access to local schools, shops, and transport routes, making it a superb choice for a wide range of buyers seeking comfort, convenience, and modern living.

## Location

Barnstaple, the largest town in North Devon, is a historic market town known for its blend of rich heritage and modern conveniences. Situated along the River Taw, it serves as a hub for shopping, dining, and entertainment while offering easy access to North Devon's stunning coastline and countryside.

The town boasts a mix of independent shops and national retailers, with the popular Pannier Market being a highlight. Excellent transport links, well-regarded schools, and nearby beaches make Barnstaple an attractive location for families, professionals, and retirees alike.

### Directions

From our office head east on Caen Street/B3231 towards the traffic lights. Once you reach the lights, turn right onto the A361 towards Barnstaple. At the first round about take the first exit onto to stay on the A361/Exeter Road until you reach Barnstaple. Stay in the right lane and take a right onto the New Barnstaple bridge. once you're over the bridge, stay in the right lane towards Sticklepath. Once you reach Sticklepath take the 2nd exit and the first round about and then the 1st exit at the cedars roundabout towards Roundswell/A3125. At the next round about take the 2nd exit continuing

on the A3125 and take the first exit at the next roundabout onto Gratton Drive. Go over the next round about and at the end of the road turn left onto Old Torrington Road. Take the next right hand turning onto Riverton Road where the property will situated on the right hand side.

What3words: gangs.result.will



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

