



JAMES FLETCHER
exp^{UK}

169 Taw Wharf
Barnstaple | EX31 2FE

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Perfectly-placed within this stylish new riverside development in Barnstaple, this impressive 2-bedroom home offers a wonderful balance of space, comfort and style within this much sought-after location close to town. Enjoying spacious accommodation arranged over 3 floors, the property boasts modern open-plan living along with a South-West facing garden, a double driveway and a large double garage too. Just a short stroll from riverside walks along the Tarka Trail, the rail line to Exeter & Barnstaple town centre, this exceptional home is perfect for professional couples, or those relocating to North Devon seeking style & convenience in equal measure. Also offering peace of mind, the property is sold with the remaining balance of the NHBC warranty. No onward chain.

Situated in the heart of North Devon, Taw Wharf is a stylish new development offering a wonderful lifestyle opportunity occupying a prime riverside location in Barnstaple. The property itself offers tremendous convenience, just a short stroll from tranquil riverside walks, Barnstaple Town centre & the nearby train station with a rail line to Exeter, along with easy access to nearby schools, parks and the A361. Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition. Offering High Street shopping along with a number of retail outlets, the town provides a range of amenities for all ages. The Tarka Rail line connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

The coast is also close-by, with popular tourist destinations of Saunton, Croyde & Woolacombe a short drive away and connected by a bus service, along with the Tarka Trail, perfect for walkers, runners and cyclists exploring the region.

Approximately 10 miles to the West of Barnstaple, the A39 connects to Bideford, and a further 25 miles to Bude, the gateway to North Cornwall.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

The property opens to an inviting entrance hallway, welcoming you into the home and providing stairs to the first floor, along with integral access to the double garage. The first floor then opens to the generous open-plan living space, enjoying a dual aspect and flooding the home with natural light. Boasting a sleek, modern kitchen along with ample lounge & dining space along with a balcony at the front and a juliet balcony overlooking the garden, this space is perfect for entertaining. The kitchen is well-fitted with a range of work-surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below & matching wall-units over, built-in Bosch appliances include an oven & microwave, an electric hob with extractor over, fridge/freezer & a dishwasher, and there is a sociable breakfast bar. In addition, there is a convenient cloakroom fitted with a low-level W.C & wash basin, along with useful understairs storage.

Stairs to the second floor open to a spacious landing, providing useful storage and leading to two double bedrooms and the family bathroom. The main bedroom enjoys built-in wardrobes & a juliet balcony, whilst the bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C with vanity unit below, wash basin & a heated towel rail.

The ground floor offers a large double garage which provides excellent storage & workshop space, or could alternatively be utilised as a home gym. The garage also provides a useful utility area with space & plumbing for a washing machine & tumble dryer, along with access to the South-West facing rear garden.

In all, this impressive & easy to run home, which is stylishly-presented & flooded with light, offers a wonderful lifestyle opportunity on this popular riverside development in Barnstaple.

OUTSIDE & PARKING

The property is approached at the front by a large double width driveway providing ample off-road parking, and leading to the double garage with up & over doors, light, power & water connected. At the rear of the home is a private and enclosed South-West facing garden, taking full advantage of the sun throughout the day. Enjoying a large patio and artificial grass for easy maintenance, the garden is perfect for those looking for space to entertain & a low-maintenance lifestyle. In addition, the balcony off the living space makes for the perfect place to unwind at the end of the day.

AGENTS NOTE

There is a service charge of approximately £250pa payable as a contribution for maintenance of the communal parts and green spaces on the development.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

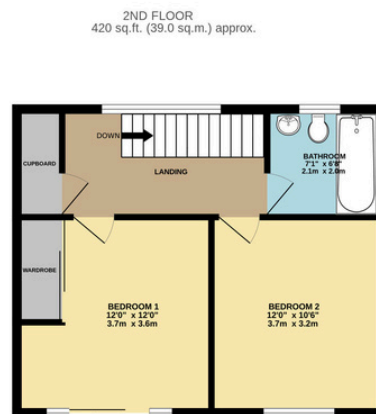
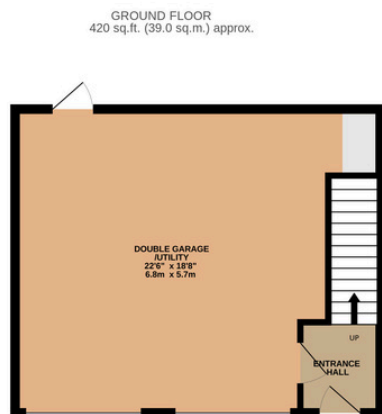
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





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TAW WHARF, BARNSTAPLE

TOTAL FLOOR AREA : 1259 sq.ft. (116.9 sq.m.) approx.

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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- **Services:** Mains Gas, Electricity, Water & Drainage
- **Useful Information:** Solar Panels, Underfloor Heating, Remaining NHBC Warranty
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band C
- **Local Authority:** North Devon Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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POWERED BY
exp UK

07540 256 245

james.fletcher@exp.uk.com

