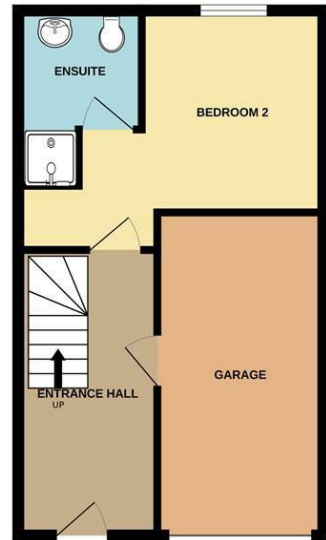
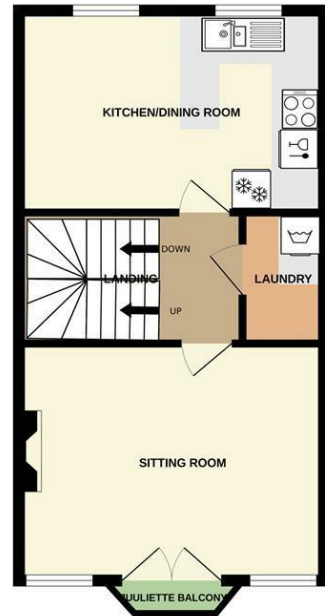


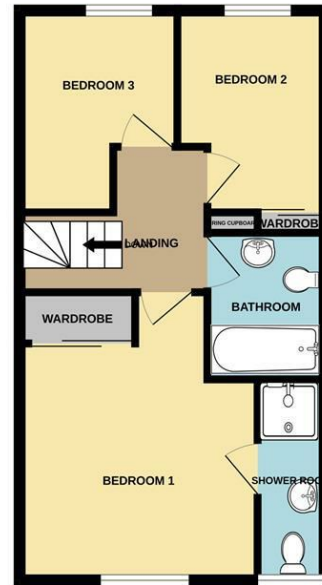
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



3, QUAYSIDE, BARNSTAPLE, EX31 1ER

TOTAL FLOOR AREA : 1252 sq.ft. (116.4 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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Mid Terrace 4 Bed. House, Close to River

3 Quayside, Barnstaple, Devon, EX31 1ER

Offers In The Region Of

£217,500

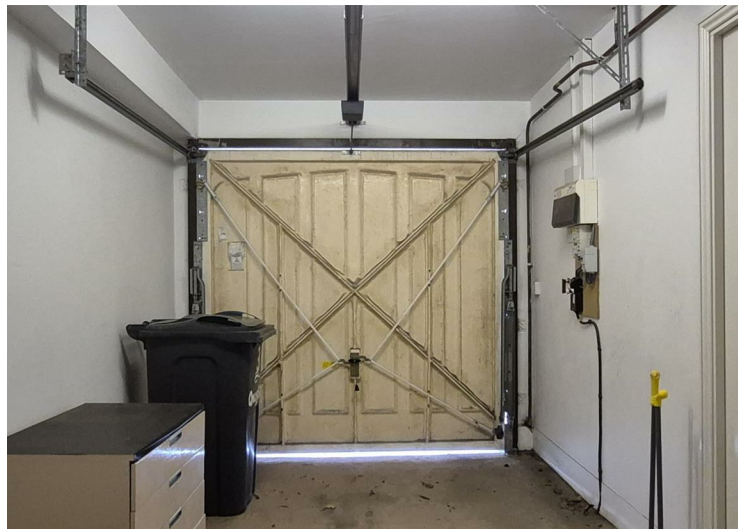
- Town Centre
- 4 Bedrooms, 3 Bath/Shower Rooms
- Laundry/Utility Room
- River Views to South
- South Facing Sitting Room
- Integral Garage
- Centre Terrace House
- Well Fitted Kitchen/Dining Room

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

- Entrance Hall**
4.57m x 1.88m (15 x 6'2)
- Integral Garage**
5.03m x 2.51m (16'6" x 8'3")
- Bedroom 4**
2.74m plus recess x 2.59m (9' plus recess x 8'6")
- En Suite Shower Room**
1.75m x 1.37m (5'9" x 4'6")
- Landing**
- Sitting Room**
4.62 x 3.59 (15'1" x 11'9")
- Laundry/Utility**
1.98 x 1.23 (6'5" x 4'0")
- Fitted Kitchen/Dining Room**
4.62 x 3.05 (15'1" x 10'0")
- Landing**
- Master Bedroom 1**
3.66m x 3.58m (12' x 11'9")
- En Suite Shower Room**
- Family Bathroom**
- Bedroom 3**
2.69m max x 2.44m (8'10" max x 8')
- Bedroom 4**
2.64m x 2.13m (8'8" x 7')
- Note**
- Additional Car Parking**

Overview

Set in the heart of the town, on the edge of the River Taw as it winds its way through the heart of Barnstaple, the administrative centre for North Devon. The house has a south westerly aspect with views to the front over the tidal river, as it flows between the town's two bridges, the old and new, as they cross the river to either side.

The property is ranged over three floors, has an integral garage, 4 bedrooms, 3 bath/shower rooms, a light south-facing sitting room, with Juliette balcony, a laundry room, and a well-fitted kitchen/dining room.

There is no outside space with the property, but additional car parking can be rented on the quay, about 100 yards away.

Close to the property is access to the Tarka trail, a largely traffic free cycle path/foot path that goes around the River Taw estuary to Braunton to the north or Instow to the south.

Outside

The centre of a terrace of 3 houses set within 80 yards of the River Taw and on the Tarka Trail.

The front door opens into a large light hallway with stairs to first floor, a door to the right opens to an integral garage and to the rear a double bedroom with en suite shower room.

On the first floor, to the front, a sitting room with french doors and Juliette balcony overlooking the river, a laundry room and a fitted kitchen/dining room.

On the second floor the master bedroom with ensuite shower room which enjoys the best of the views, a family bathroom and 2 single bedrooms to the rear which have a stud wall between them and which may well suit being made into a large double bedroom.

Services

All mains

Council Tax

Band D

EPC Rating

Band - tbc

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe

