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Directions

Head out of town towards Barnstaple Hospital, heading into Pilton along Pilton Causeway, at the lights take the left turning onto Pilton Quay then right onto Abbey Road where number 35 is situated on the left with for sale board clearly displayed.

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for free!**

Call 01271 327878
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Spacious 3/4 Bedroom Home

35 Abbey Road, Pilton, Barnstaple, Devon, EX31 1JT

Asking Price

£400,000

- 4 Spacious Bedrooms (1 Ensuite)
- Plenty Of Parking Space
- Juliet Balcony Overlooking Rear Garden
- Large Open Plan Living Space
- Popular Pilton Location
- No Onward Chain!
- Newly Fitted Kitchen



Overview

A superb four bedroom family home in one of Barnstaple's most sought after residential areas, beautifully presented throughout and within easy walking distance of the town centre, excellent local schools, pubs, restaurants and open green space.

As you step through the front door, a useful porch gives you somewhere to kick off boots and hang coats before you reach the hall. To one side is the sitting room, a light and inviting space with a feature fireplace as its focal point and a wide picture window framing the garden. It is the sort of room that catches the afternoon sun and makes you want to settle in.

At the heart of the home is the newly fitted kitchen and dining room, and it really is the star of the show. Handleless navy gloss cabinetry runs along two walls beneath marble effect worktops, with a breakfast bar for casual mornings, integrated double ovens, an induction hob and a stylish tiled splashback. The dual aspect windows keep it bright all day, and the space flows effortlessly into a generous dining area with room for a proper family table and more besides. French doors open straight onto the terrace, so summer suppers spill outside without a second thought. A separate WC and utility keeps the everyday washing and muddy paws tucked neatly out of sight.

Also on this floor is a versatile study or fourth bedroom, ideal for working from home, a playroom, or a downstairs guest room, whichever suits your family best.

Moving upstairs, the principal bedroom is exceptional. Generous in proportion with a wall of fitted pine wardrobes, oak effect flooring and French doors opening onto a private balcony with lovely views over the garden and allotments beyond. Morning coffee out there, with the sound of birdsong and nothing overlooking you, takes some beating. The ensuite is beautifully appointed with a four piece suite, including a corner bath and separate shower enclosure. Two further bedrooms are well proportioned, comfortably avoiding the age old argument over who gets the bigger room, and they are served by an equally spacious family bathroom with a corner bath, separate shower, wash basin and low level WC.

Services

All main services connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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



Outside

To the rear of the property the garden is a real delight. Level, well manicured lawn edged with raised sleeper beds and mature planting, a newly installed paved terrace directly off the kitchen for al fresco dining, and a second seating area to catch the sun as it moves round. South west facing and backing onto open playing fields, it is a genuine sun trap and wonderfully private. To the front, a driveway offers parking for several vehicles with gated side access through to the garden.

Pilton is a real community in its own right, with its own shops, pubs and highly regarded schools, yet Barnstaple town centre, the Tarka Trail and the North Devon Link Road are all close at hand. The beaches at Saunton, Croyde and Woolacombe are a short drive away.



Room list:

Boot Room
2.24m x 3.40m (7'04 x 11'02)

Hallway
2.24m x 3.40m (7'04 x 11'02)

Lounge
3.40m x 5.49m (11'02 x 18'0)

Bedroom 4
3.48m x 3.07m (11'05 x 10'1)

Kitchen/Diner
7.05m x 5.07 max (23'1" x 16'7" max)

Shower Room/Toilet
1.17m x1.91m (3'10 x6'03)

Landing

Master Bedroom
5.26m x 6.40m (17'03 x 21'00)

Master En-suite

Bedroom 2
3.51m x 3.02m (11'06 x 9'11)

Bedroom 3
3.45m x 2.64m (11'04 x 8'08)

Family Bathroom
2.77m x 2.39m (9'01 x 7'10)