







5 Marist Way, Barnstaple, Devon, EX32 9DW

Instow 10.1 miles; Barnstaple 1.5 miles; Exeter 42.9 miles

2 | 4 | 2 | 103.2sqm

A well-presented four-bedroom detached family home with driveway parking, garage, solar panels with battery storage and EV charging point.

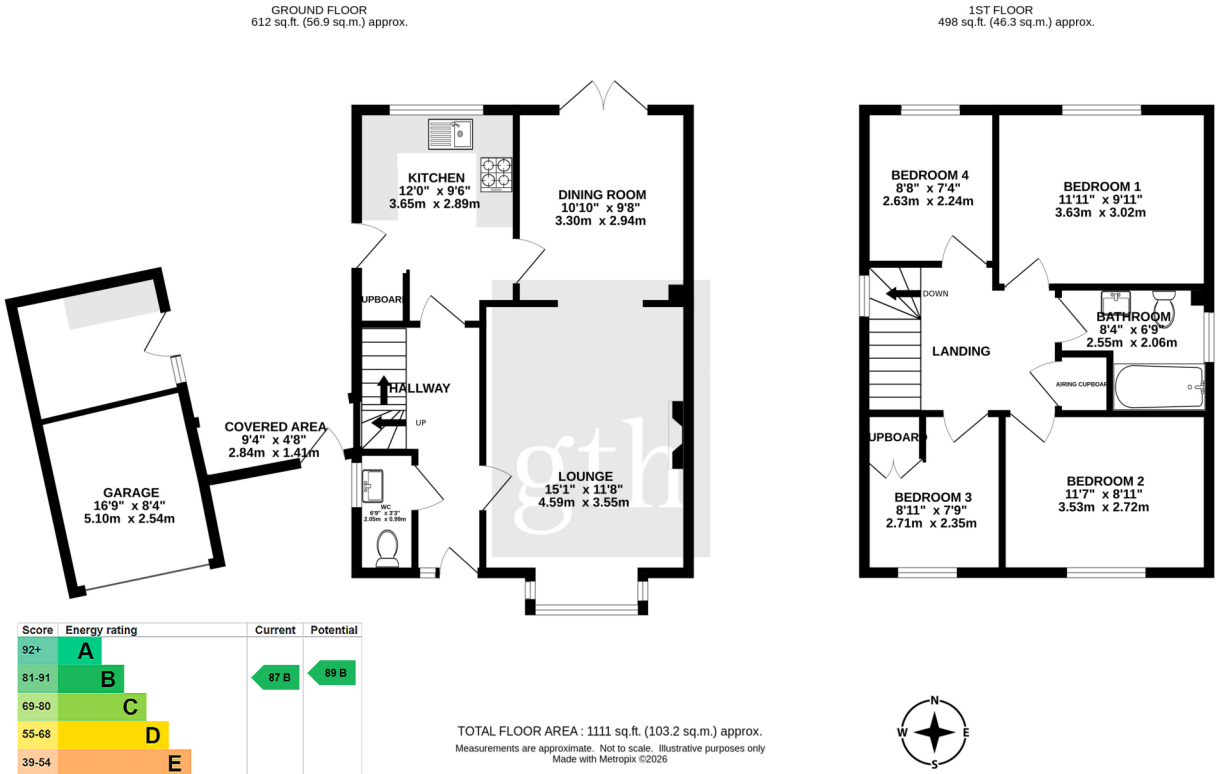
Freehold Guide Price £365,000

DESCRIPTION

A welcoming entrance hallway provides access to a useful ground floor WC before leading into the impressive living room. This bright and inviting reception space is enhanced by a beautiful full-height bay window overlooking the front, filling the room with natural light. A feature wide fireplace with a gas fire creates an attractive focal point, making this an ideal space for relaxing and entertaining.

An open arch leads through to the dining room, creating a wonderful flow between the reception areas. The dining room opens into the modern kitchen, which offers a comprehensive range of contemporary units, generous worktop space and ample storage, including a dedicated area currently accommodating a fridge freezer. A door from the kitchen provides direct access to the rear garden, along woth double doors out from the dining area.

Upstairs, a spacious landing has been cleverly utilised as a peaceful reading area, enjoying an abundance of natural light. The first floor comprises four bedrooms, including two generous doubles and two well-proportioned single bedrooms, making the property perfectly suited to families or those requiring a home office. An airing cupboard houses the boiler, while the stylish family bathroom is fitted with a modern white suite comprising a bath with shower



DIRECTIONS

What3words:///snippets.demoted.makeovers

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Traditional

over, WC and wash hand basin.

OUTSIDE

Outside, to the front, the property benefits from a generous driveway providing ample parking for three vehicles comfortably, with garage. The rear section of the garage has been thoughtfully sectioned off to create a secure and practical storage area, whilst gated side access is available on both sides of the property, providing excellent convenience. The enclosed rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a combination of patio and lawn alongside an attractive decked seating area, ideal for outdoor dining. The rear boundary wall provides an excellent level of privacy, while the secure storage area at the rear of the garage is accessed directly from the garden. A particularly useful covered seating area offers welcome shade during the warmer months.

Further enhancing the property's appeal is the extensive solar panel system installed on the front roof elevation, complemented by battery storage located within the garage. Together, these provide significant reductions in energy costs, making this an exceptionally economical home to run.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band D.

SITUATION

Marist Way occupies an outstanding position close to local schools and parks whilst also within striking distance is an excellent range of shops, supermarkets and facilities. The property provides easy access into Barnstaple town centre and also on to nearby market towns of Bideford (10.1 miles) and Great Torrington (11.6 miles). The home enjoys easy access to the A39 Atlantic Highway and the A361 North Devon Link Road.

The A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol. Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 42 miles in distance.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.











VIEWING

Strictly by appointment with the agents

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