

71, Taw Wharf

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Sticklepath, Barnstaple, Devon EX31 2FD

Barnstaple Town Centre & local amenities/bus/train stations - all within walking distance. North Devon Coast - 20 mins

An impressive waterside home offering stylish & spacious accommodation, set within a popular development close to the heart of Barnstaple town

- Riverside views
- Balcony
- Potential for Ground Floor office
- Popular development
- Freehold
- No onward chain
- Secure off-road parking & garage
- Underfloor heating
- Close to all amenities
- Council Tax Band D

Guide Price £385,000

SITUATION & AMENITIES

Taw Wharf is located alongside the River Taw and the famous Tarka Trail, which is a level path along the estuary - popular with walkers, cyclists and bird enthusiasts alike. Close to the apartment is a retail park with an Asda Superstore, Costa coffee, gym and other businesses. Barnstaple town centre is a 10-minute walk away over the historic long bridge. Barnstaple train station is a 10-minute walk away past another retail park, with the indoor Tarka Tennis and Leisure Centre a 15-minute walk away. Within the catchment there are a choice of local primary and secondary schools along with a community college. North Devon District Hospital is also only a short drive away.

There is easy access to the A361 North Devon Link Road which links within about 45 minutes to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours.

Saunton, with its sandy surfing beach and championship golf course, is about 20 minutes away. The beaches of Croyde and Woolacombe are about 30 minutes away and Exmoor can be reached in a similar time. Instow, a pretty coastal village with a cricket ground, yacht club and beach, is about 15 minutes by car, or about half an hour by bike along the famous Tarka Trail.







DESCRIPTION

Set along extensive river frontage, 71 Taw Wharf places you at the heart of everything that makes North Devon living so desirable. With the coast, countryside and a wealth of local amenities all within easy reach. This impressive home offers spacious and stylish accommodation, stunning open plan kitchen/living area, three double bedrooms, two bathrooms, off road parking and tandem garage with separate versatile office/study/gym. Being sold with no onward chain.

This modern and contemporary home has the added advantage of the remainder of a 10-year NHBC warranty and has been extremely well looked after by the current owners.

ACCOMMODATION

On arrival, a gated driveway leads to a large double tandem garage, part of which has been thoughtfully converted to create an additional reception room, currently used as storage, but could easily suit home office use. whilst still retaining a generous garage space with an up & over door and driveway parking.

The entrance hall provides access to a useful utility/cloakroom on the ground floor, with stairs rising to the first floor where you'll discover the true centrepiece of the home - a stunning open plan living area. Bi-fold doors open onto a private balcony commanding spectacular estuary views, while the highly upgraded kitchen features quartz worktops, quality integrated appliances and sleek, modern décor that ties the entire space together beautifully.

The second floor landing leads to three well proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys fine estuary views through a large rear window, along with fitted wardrobes and its own en suite shower room.

SERVICES

All mains connected.
Gas central heating.
Underfloor heating on first floor.
Vendor advises there is a annual charge of £313 for grounds maintenance.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our Lettings Department has prepared some figures for this property, which should be achievable in the current market of £1450pm. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

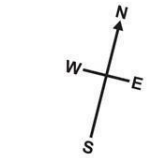




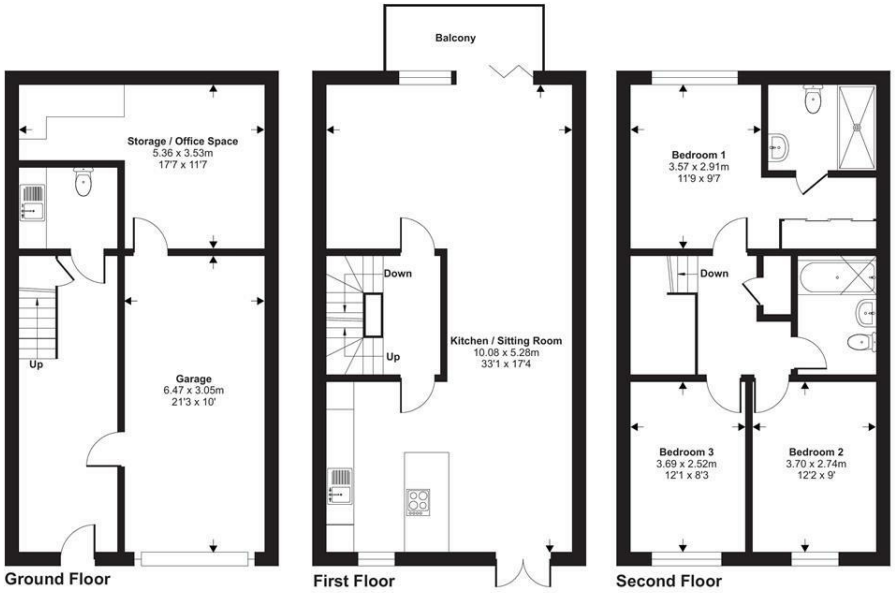


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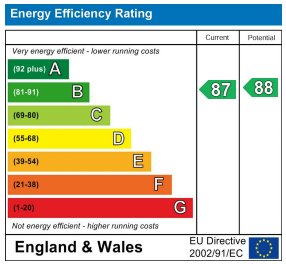




Approximate Area = 1530 sq ft / 142.1 sq m
Garage = 212 sq ft / 19.6 sq m
Total = 1742 sq ft / 161.7 sq m
For identification only - Not to scale







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