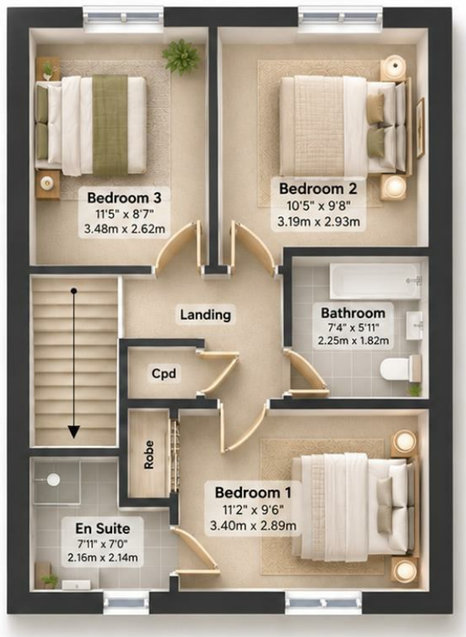
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GROUND FLOOR



FIRST FLOOR



For illustrative purposes only, not to scale. Measurements are approximate and taken from construction drawings; finished sizes may vary slightly.

Directions

Leaving Barnstaple on the A39 heading towards Tiverton at the roundabout at McDonald's turn right onto the Exeter Road, you will pass the BMW and Land Rover dealerships to your left hand side. At the next 4 cross way at the traffic lights turn left and proceed up through Newport. After about a half mile you will pass by Woodford Gardens and then pass over the link road bridge and the change of speed from 30mph to 40mph. Proceed up the hill and towards Portmore Golf Club and the turning for Mount

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3 Bed House - Semi-

The Forest, Plots 16 & 17 Evergreen Way, Barnstaple, EX32 9FP

Asking Price

£345,000

- STUNNING DESIGN
- FANTASTIC LOCATION
- BRAND NEW HOME ON THIS SOUGHT AFTER DEVELOPMENT
- UNDERFLOOR HEATING
- CLOSE TO SCHOOLS AND AMENITIES
- AIR SOURCE HEAT PUMP
- EXPECTED EPC RATING: A
- NO CHAIN
- PV SOLAR PANELS





Overview

The Forest is a beautifully presented, three bedroom semi detached home that combines a contemporary open plan layout with the warmth and character you'd hope for from a new home in the heart of North Devon. **Please note the internal pictures are of The Amethyst and all pictures have been digitally enhanced.**

As you arrive, an enclosed entrance porch gives a welcoming first impression. It's a practical spot to kick off muddy boots after a walk on the Tarka Trail or a morning on the beach at Saunton, before you step into the hall. Inside, the quality of the specification is clear from the outset. The ground floor is finished throughout with stylish LVT flooring and benefits from underfloor heating, giving a comfortable and cohesive feel across the whole level. A cloakroom WC and a useful store cupboard sit just off the hall, keeping everyday clutter neatly out of sight.

At the heart of the home is a superb L shaped kitchen, living and dining space, measuring over 18ft across the rear of the house. It's thoughtfully designed to bring the household together, so you can cook, eat and relax in one sociable room. The kitchen comes fully equipped with an induction hob and extractor, integrated dishwasher, washer/dryer, fridge freezer, oven and microwave as standard. A choice of kitchen finishes and upgrades is available, subject to stage of construction, so there's a genuine opportunity to put your own stamp on the space from day one.

The real showstopper is the wide set of aluminium bi fold doors spanning nearly three metres of the rear elevation. They flood the room with natural light and open straight onto the garden, so on summer evenings the living space spills outdoors for al fresco dining and long, light evenings.

Moving upstairs, the landing leads to three well proportioned bedrooms. The principal bedroom is a lovely, calm retreat with a built in wardrobe and its own en suite shower room. Bedrooms two and three are both comfortable doubles, ideal for growing children, guests or a home office. A well appointed family bathroom serves the rest of the floor. Everything is finished with elegant Roca sanitaryware and brushed steel fittings, and there's an airing cupboard on the landing for extra storage. Carpet throughout the first floor adds warmth underfoot.

The Forest delivers modern family living at its very best. Its open plan design and premium specification are backed by a 10 year Advantage warranty for complete peace of mind.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Outside

Evergreen Way is a delightful cul-de-sac of bungalows and houses set on the outskirts of Barnstaple. The development as a whole holds an enviable position on the edge of Barnstaple with striking, uninterrupted views of the town extending out over to Saunton Sands with Lundy Island and the sea in the distance. It is very close to Portmore Golf course for those keen on the game. The development is situated nearby to local Newport, near Barnstaple, where everything is within easy walking distance including the National Cycle Route that links up with the Tarka Trail. Newport offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.



Room list: