

The Mallard

4 Bedrooms



Phase 4 - Evergreen Way
Plot 10

Area Schedule (GIA)		
Level	Area (sqm)	Area (sqft)
Ground Floor	85.20 m ²	917.09 ft ²
First Floor	81.51 m ²	877.35 ft ²
	166.71 m ²	1794.44 ft ²



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 Sandford Green.

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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or email barnstaple@phillipsland.com

4 Bed House - Detached

Plot 10, The Mallard Evergreen Way, Barnstaple, EX32 9FP

- DETACHED DOUBLE GARAGE
- FANTASTIC LOCATION
- BRAND NEW HOME ON THIS SOUGHT AFTER DEVELOPMENT
- SAVE ON YOUR UTILITY BILLS
- CLOSE TO SCHOOLS AND AMENITIES
- EXPECTED EPC RATING: A
- NO CHAIN

Asking Price
£650,000



Room list:

Entrance Hall
WC
Living/Dining Room
8.65m x 4.8 m (28'4" x 15'8" m)

Kitchen
3.56m x 4.27m (11'8" x 14'0")

Study
2.89m x 3.04m (9'5" x 9'11")

Utility Room
2.54m x 1.88m (8'3" x 6'2")

Bedroom 1
4.23m x 2.88m (13'10" x 9'5")

En-Suite
Bedroom 2
3.31m x 3.36m (10'10" x 11'0")

En-Suite
Bedroom 3
3.57m x 3.41m (11'8" x 11'2")

Bedroom 4
2.89m x 3.44m (9'5" x 11'3")

Overview

PLOT 10 – THE MALLARD

Introducing this impressive four-bedroom detached home, complete with an attached single garage and driveway parking. The ground floor benefits from underfloor heating throughout and features a superb open-plan kitchen, dining and living space, opening directly onto the garden through stylish aluminium bi-fold doors. A separate home office / snug / TV room provides valuable additional living space—ideal for modern lifestyles.

The beautifully appointed kitchen includes an integrated dishwasher, fridge freezer, oven, and microwave, with a choice of quartz or acrylic worktops included as standard. A separate utility room adds everyday convenience, with a freestanding washing machine and tumble dryer provided.

Upstairs, accessed via striking oak stairs with a glass balustrade, the first floor offers four generous double bedrooms, including two en-suite shower rooms, plus a contemporary family bathroom. Quality finishes come as standard throughout, including Roca sanitary ware, brushed steel electrical fittings, LVT flooring to the ground floor, and carpets to the first floor. The property also comes with the reassurance of a 10-year Advantage warranty.

With its exciting contemporary design, The Mallard is the perfect choice for those seeking modern living naturally in the heart of North Devon.

Choice of kitchen and carpet finishes may be available, subject to the stage of construction. Additional charges may apply. All Computer Generated Images (CGIs) are for illustrative purposes only. Certain landscaping features, fixtures and fittings may not be included—please refer to the specification sheet within the brochure for full details.

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

