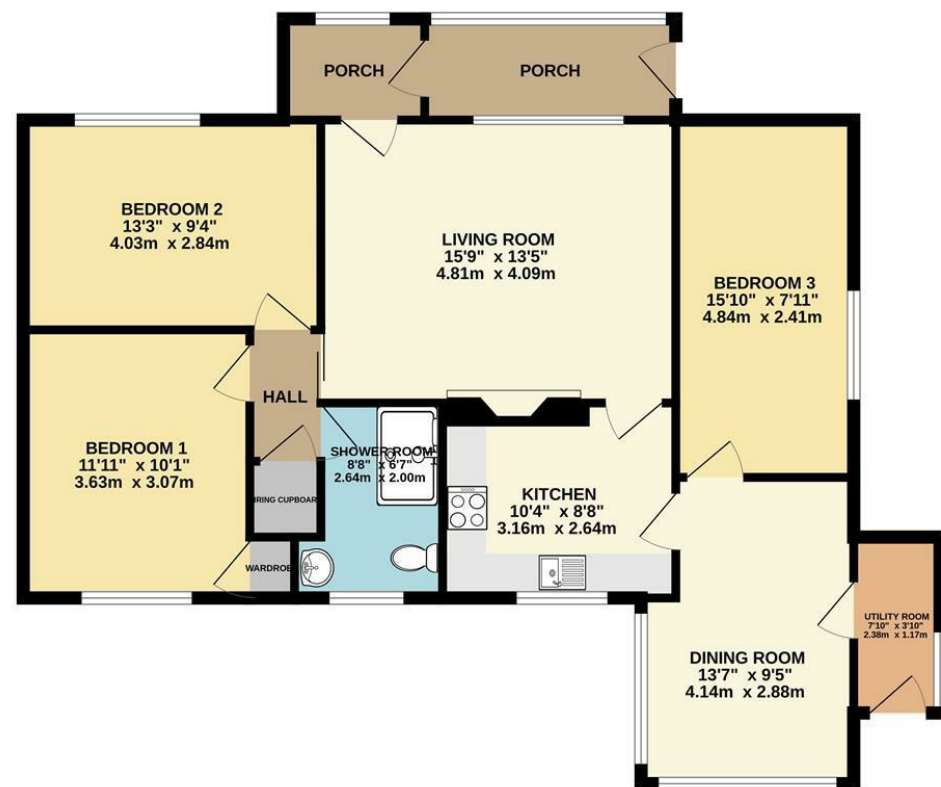


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detached Bungalow With Scenic Views

26 Andrew Road, Barnstaple, EX31 3AE

Guide Price

£300,000

- CHAIN FREE!
- Popular Residential Location
- Amazing Views
- In Need Of Modernisation
- Driveway Parking
- Three Double Bedrooms

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Overview

To start a generous front porch, ideal as a practical space for coats and boots after countryside walks. The living room features a traditional gas fireplace, creating a cosy focal point for relaxing evenings.

To the rear, the kitchen boasts sweeping views over the garden and surrounding landscape, offering plenty of inspiration for those looking to redesign and update the heart of the home. Adjacent is a dining room—perfect for family meals and entertaining—again making the most of the outlook to the countryside, and providing direct access into the converted garage, ideal as a hobby room, home office, or additional bedroom.

The bungalow comprises two well-proportioned double bedrooms, both offering comfortable accommodation, and a three-piece family shower room.

Externally, the rear garden provides the perfect canvas for landscaping or simply enjoying the natural beauty and tranquillity that surrounds the home.

This property is a rare find—ideal for those seeking a renovation project with uninterrupted rural views and the potential to create a truly bespoke living space in a sought-after location.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Outside

Set in one of Barnstaple's most sought-after residential areas, Andrew Road offers a tranquil yet highly accessible location, just a short stroll from the vibrant town centre. Situated within the scenic River Taw valley, residents enjoy the best of both worlds—peaceful surroundings with convenient access to Devon's breathtaking coastline and rolling countryside.

Barnstaple serves as the thriving commercial centre of North Devon, featuring a wide range of amenities including well-regarded schools, a theatre, cinema, leisure centre, and an array of independent boutiques, cafés, and restaurants. The town is known for blending contemporary shopping options with the charm of its historic market heritage.

For outdoor enthusiasts, the golden beaches of Woolacombe, Croyde, and Instow are within easy reach, providing idyllic spots for relaxation and recreation. Nature lovers will also appreciate the nearby Exmoor National Park, offering endless opportunities for walking, cycling, and exploring.

With excellent road links via the A361 and direct rail connections to Exeter, this location combines serene living with superb connectivity, making it ideal for both families and commuters alike.



Room list:

Front Porch

1.37m x 3.40m (4'5" x 11'1")

Porch

1.37m x 1.90m (4'5" x 6'2")

Living Room

3.83m x 4.81m (12'6" x 15'9")

Kitchen

3.10m x 3.01m (10'2" x 9'10")

Dining Room

4.15m x 2.88m (13'7" x 9'5")

Bedroom 1

2.84m x 4.03m (9'3" x 13'2")

Bedroom 2

3.63m x 3.07m (11'10" x 10'0")

Bedroom 3

4.84m x 2.41m (15'10" x 7'10")

Shower Room

2.63m x 1.99m (8'7" x 6'6")

Utility Room

2.38m x 1.17m (7'9" x 3'10")