



Modern Two Bedroom Town House

169 Taw Wharf, Sticklepath, Barnstaple, EX31 2FE

- Two Spacious Double Bedrooms
- Sleek Open-Plan Living Area with Dual Balconies
- Family Bathroom + Downstairs Cloakroom
- Large Integral Double Garage with Utility Space
- Double Driveway Parking
- South-Facing, Low-Maintenance Rear Garden
- Stylish Modern Kitchen with Bosch Integrated Appliances & Breakfast Bar
- Still Under NHBC Warranty
- Energy-Efficient with Solar Panels & Underfloor Heating

Guide Price
£295,000

Directions

From Barnstaple Square follow over the bridge until the roundabout, at the roundabout take the 3rd exit onto Sticklepath Hill and manoeuvre into the right hand lane as if heading to Asda. Take the right hand turn and continue up to and then straight across the roundabout and into the Taw Wharf development, taking the right hand turn into the development. Number 169 will be situated on your right hand side.

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Property Description

Situated on the Taw Wharf development in central Barnstaple, this elegant two-bedroom mid-terrace townhouse offers a seamless fusion of modern living and energy-conscious design. Just a short stroll from the town centre and local amenities, its location provides both convenience and a strong sense of community. The home has been immaculately maintained by its current owners and benefits from underfloor heating, solar panels and the remaining term of a 10-year NHBC warranty ensuring peace of mind for years to come. Designed with comfort, efficiency, and lifestyle in mind, this property stands out as a contemporary haven in one of Barnstaple's most sought-after settings.

Spread across three thoughtfully arranged floors, the home begins with a ground-level entrance hall that provides access to a generous double garage, complete with a utility area and internal door leading to the rear garden. The garden itself is a south-facing, fully enclosed retreat, low-maintenance yet inviting, ideal for outdoor relaxation or entertaining in privacy. Moving upstairs, the first floor presents a spacious and light-filled open-plan living and dining area. Patio doors open onto a balcony at the front, while a Juliet balcony to the rear brings in additional natural light and air. The sleek, modern kitchen features integrated Bosch appliances including a fridge/freezer, dishwasher, double oven, microwave, and induction hob with extractor. Abundant worktop space, clean-lined cabinetry, and a breakfast bar make the kitchen both stylish and practical. This level also includes a cloakroom and under-stair storage.

The top floor is home to two well-proportioned double bedrooms, one of which enjoys built-in wardrobes and another Juliet balcony, adding a touch of charm and openness. A modern family bathroom and a spacious storage cupboard on the landing complete the upper level. Outside, the property is enhanced by a double-width driveway offering ample off-road parking in front of the garage. Every aspect of this home has been carefully considered, resulting in a property that is both functional and visually appealing. Whether you're seeking a first home, a professional base, or a stylish downsizing opportunity, this townhouse offers a rare blend of location, quality, and convenience.

Services

Mains Services Connected (Gas Underfloor Heating)

Council Tax band C

EPC Rating

B

Tenure

Freehold

Viewings

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



Surrounding Area

Nestled in the heart of North Devon, Taw Wharf delivers an exceptional lifestyle shaped by its prime riverside setting and thoughtfully landscaped green spaces. With sweeping views across the River Taw and seamless access to both the dramatic coastline and rolling countryside, this location brings the region's natural beauty right to your doorstep. Whether it's sunrise walks along the river or weekend escapes to nearby beaches, Taw Wharf offers the perfect backdrop for a life well lived.

Carefully planned to blend scenic tranquillity with everyday convenience, this development puts you within easy reach of everything that matters. From charming cafés and boutique shops to healthcare services and leisure options, the area offers a well-rounded mix of amenities just minutes away. The neighbourhood itself is both vibrant and peacefu, ideal for those seeking a strong sense of community without compromising on modern comforts. Here, every element is designed to elevate your lifestyle and connect you with the best that North Devon has to offer.



Room list:

GROUND FLOOR

Entrance Hall

Double Garage
5.94m x 5.50m (19'5" x 18'0")

Garden

FIRST FLOOR

WC

Open Plan Kitchen/Dining/Living Room
7.24m x 5.70m (23'9" x 18'8")

Balcony

SECOND FLOOR

Bedroom 1
3.70m x 3.58m (12'1" x 11'8")

Bedroom 2
3.58m x 3.38m (11'8" x 11'1")

Family Bathroom