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The Mallard

4 Bedrooms



Mount Sandford Green
BARNSTAPLE
Modern living. Naturally.

Phase 4 - Evergreen Way
Plot 9

Area Schedule (GIA)

Level	Area (sqm)	Area (sqft)
Ground Floor	85.03 m²	915.23 ft²
First Floor	81.51 m²	877.35 ft²
Garage	16.20 m²	174.33 ft²
	182.73 m²	1966.90 ft²

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

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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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4 Bed House - Detached

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

Asking Price

£565,000

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





Overview

PLOT 9 – 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.



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:

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")

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



