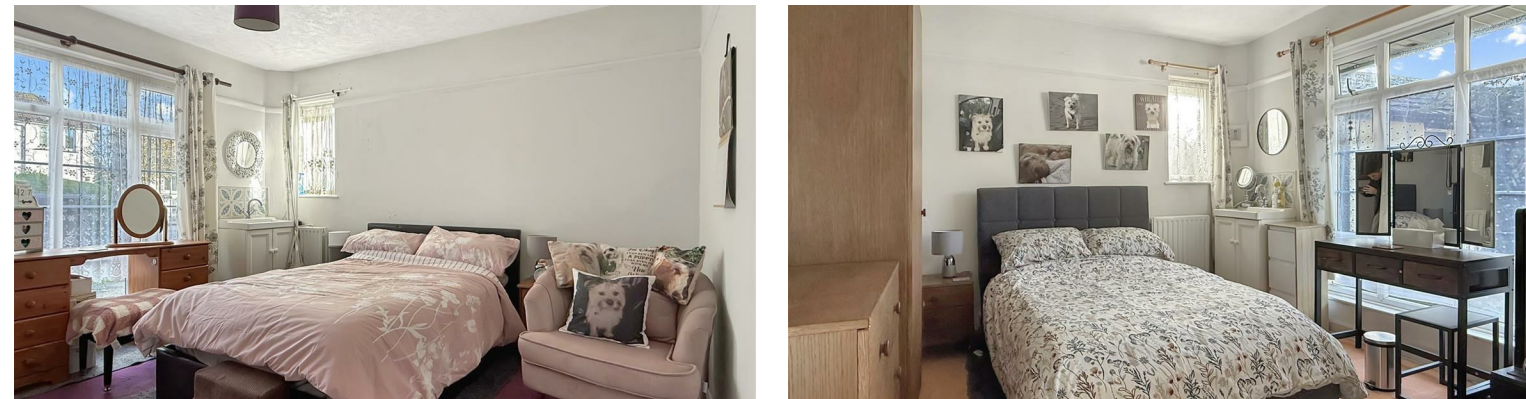


GROUND FLOOR



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. Made with Metropix ©2025



**Detached Three Bedroom Bungalow**  
21 Highbury Road, Barnstaple, EX32 9BY

Offers In Excess Of

**£400,000**

- Positioned within 0.26 Acre Plot
- Spacious Three Bed Bungalow
- Popular Residential Location
- Driveway & Garage Parking
- Amenities Located Nearby
- Excellent Potential

**Directions**

From the bottom of Newport Road, proceed up the hill towards the crossroads and traffic lights. Continue straight on, pass Newport School and take the first right turning into Highbury Road. As you drive into the road the property is situated on the left-hand side with a For Sale Board displayed.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

### Kitchen

4.34m x 3.81m (14'2" x 12'5")

### Living Room

7.07m x 4.00m (23'2" x 13'1")

### Dining Room

2.85m x 3.96m (9'4" x 12'11")

### Utility Room

2.73m x 4.70m (8'11" x 15'5")

### Bedroom 1

3.66m x 3.65m (12'0" x 11'11")

### Bedroom 2

3.28m x 3.65m (10'9" x 11'11")

### Bedroom 3

2.11m x 3.29m (6'11" x 10'9")

### Shower Room

2.54m x 2.78m (8'3" x 9'1")

### WC

1.13m x 1.35m (3'8" x 4'5")

### Garage

## Property Description

Upon entering, you are greeted by a bright and welcoming entrance hall, leading through to generously proportioned living space. The living room, measuring over 23ft in length, is a particular feature of the home, a warm and inviting area with large windows that flood the room with natural light and offer a pleasant outlook over the rear garden. Double doors open into the dining room, creating an ideal setting for entertaining or family gatherings. The kitchen is well-appointed and practical, with ample storage and workspace, while the adjoining utility room provides excellent additional functionality. These rooms offer clear potential for reconfiguration into a contemporary open-plan kitchen-dining space, perfectly suited to modern living.

Three comfortable bedrooms are served by a 3 piece wet room, and a separate WC, offering flexible accommodation for families, guests, or those looking to downsize without compromise on space.

Without doubt, the standout feature of this property is the beautifully mature rear garden. Extending across an expansive and level plot, the gardens provide both privacy and tranquillity, framed by established trees and shrubs. The large lawn area offers a wonderful backdrop for outdoor living, perfect for summer dining, gardening, or simply relaxing in peaceful surroundings. There is also ample room for the addition of a garden studio, summerhouse, or greenhouse for keen horticulturalists. To the front, the property is approached by a private driveway offering off-road parking for multiple vehicles and leading to a garage, ensuring both practicality and convenience.

## Surrounding Area

The bungalow enjoys a peaceful position within easy reach of the amenities of Newport and Barnstaple town centre. Barnstaple offers a wide range of business and leisure facilities, such as the Green Lanes Shopping Centre, out-of-town superstores, live theatre, a leisure centre, and the Tarka Tennis Centre. From the town, a sprinter train service provides convenient access to Exeter, while the nearby A361/North Devon Link Road connects to Junction 27 of the M5 motorway and Tiverton Parkway railway station, where trains to London Paddington take approximately two hours.

For coastal enjoyment, the picturesque village of Instow, with its beach and sailing, lies 5 miles west of Barnstaple. Further along the North Devon coastline are the stunning beaches of Croyde, Putsborough, Woolacombe and Saunton; home to two championship golf courses.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

