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## 4 Bed House - Detached

8 Garden Green, Barnstaple, EX32 9FP

Asking Price

**£435,000**

- GREAT SAVINGS ON ENERGY BILLS
- FANTASTIC LOCATION
- EPC RATING - A
- GARAGE & OFF ROAD PARKING
- SOUTH FACING GARDEN
- 2 x EN-SUITES

### 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

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## Room list:

- Entrance Hall**
- Wc**
- Living/Dining Area**
- Kitchen Area**
- Bedroom 1**
- En-Suite Shower Room**
- Bedroom 2**
- En-Suite Shower Room**
- Bedroom 3**
- Bedroom 4**
- Bathroom**

## Overview

Garden Green is a delightful road 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 close to 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.

Services - Mains electric, water and drainage. Gas central heating

Council Tax - Band E

EPC rating - A

## 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



## Outside

The garden has been attractively landscaped with a patio area directly outside the living room, leading via a few steps to a well-maintained lawn bordered by mature shrubs and planting that give the space a peaceful, well-established feel. At the front is the driveway parking which leads to the attached garage which has a electric garage door and personal door to the rear.

