



Morecott







Morecott 11 Rumsam Gardens

Barnstaple, Devon, EX32 9EY

Peaceful, convenient location, close to local amenities & within easy access of the town centre

An extremely well presented detached home, in one of Barnstaple's most prestigious & sought after residential areas

- Extremely Well Presented
- Sitting Room with log burner
- Bi-fold Doors to rear garden
- Home Office/Gym/Studio
- Freehold
- Entrance Hall & Cloakroom WC
- Open plan Kitchen/Breakfast/Dining & Snug
- 4 Double Bedrooms/Master with En-suite & Juliet Balcony
- Driveway & Double Garage [potential for conversion stpp]
- Council Tax Band E

Offers In Excess Of £650,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION & AMENITIES

One of Barnstaple's most distinguished locations is Rumsam, which is well-liked by professionals and a conservation area. It is also calm and located on the town's southeast side, making it easy to go to Newport's local amenities, including as stores, schools, Rock Park, and riverfront walkways. The town itself is easily accessible and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as pannier market, live theatre and District Hospital. Within walking distance are Newport Primary Academy and Park Secondary School, as well as the Tarka Trail, part of the national cycle network. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours. There are a number of clubs for golfers within the area, but most noted are the two championship links courses at Saunton and the Royal North Devon at Westward Ho! (the oldest club in the UK). Sailing is available on the coastal waters at Instow, a few miles away, on the banks of the River Torridge, also home to the North Devon Yacht Club. The glorious sandy surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the North. North Devon is also the only UK coastline identified as a 'World Surfing Reserve'. Exeter the county town and cathedral city, with its international airport, is just over 40 miles from Barnstaple and a regular local train operates between the two.

DESCRIPTION

A beautiful, modern house that has been extensively renovated to a high standard. Comfortable living was taken into consideration when designing it. The ground floor layout of the accommodation includes an entrance hall, a cloakroom WC, a sitting room with a log burner, an open-plan kitchen/breakfast room that leads to the dining area and a separate snug/family space that overlooks the back garden. The rooms are light, roomy and adaptable. A separate utility room is another advantage of the house. Four double bedrooms, a family bathroom, a guest shower room, and the main bedroom with a large en suite are located on the first floor. The property features a double garage and a block-paved driveway that can accommodate four cars. Additional features of the include the landscaped gardens and entertaining area, home gym/office/studio, quality floor coverings, Bosch integrated appliances, gas fired central heating, double glazing and a high degree of insulation.

GROUND FLOOR

ENTRANCE HALL with stairs off to first floor landing, tiled floor continuing into the kitchen (described later) and CLOAKROOM/WC Opaque window to front, tiled walls, dual flush WC, vanity hand wash basin with mixer tap, heated towel rail.

LIVING ROOM (5.08m x 3.5m/16'6 x 11'5) with window to front, fitted carpet, log burner on slate hearth with oak surround.

KITCHEN/BREAKFAST ROOM (5.8m x 4.6m/19'3 x 15'4) with central island/breakfast bar with drawers and wine fridge, bay window to side with window seat, Shaker style fitted kitchen with integrated Bosch ovens, microwave, 5 point gas hob with stainless steel extractor over, integrated dishwasher, 1 ½ stainless steel sink and drainer with mixer tap, wooden worktops.

SNUG/FAMILY AREA (4.11m x 3.45m/13'6 x 11'4) directly off kitchen with sliding doors to rear garden and window to side.

DINING AREA (4.06m x 3.53m/13'4 x 11'7) directly off kitchen with doors to side and bi-folds to garden, space for 8-seater dining table, bay window to side.

UTILITY ROOM (2.89m x 1.57m/9'6 x 5'2) with windows to front and side, fitted units and space for white goods, stainless steel sink and drainer, oak block worktops, wall mounted IDEAL gas boiler.





FIRST FLOOR

Stairs to First Floor Landing with fitted carpet, loft access via hatch with ladder, light and part-boarded.

BEDROOM 1 (5.25m x 3.9m/17'3 x 12'10) a dual aspect room with window to front and French doors with Juliette balcony to rear overlooking garden, built-in wardrobes. EN-SUITE (3.45m x 1.82m/11'4 x 6'0) with tiled floor to ceiling, dual fuel towel rail, vanity hand wash basin with mixer tap, dual flush WC, large shower with glass screen.

BEDROOM 2 (3.4m x 2.74m/11'2 x 9'0) with window to front, fitted carpet, built-in wardrobes with mirrored sliding doors.

BEDROOM 3 (2.92m x 2.79m/9'7 x 9'2) with window to rear, fitted carpet, built-in wardrobe with mirrored sliding doors.

BEDROOM 4 (2.79m x 2.79m/9'2 x 9'2) with window to front, fitted carpet, built-in wardrobe with mirrored sliding doors. SHOWER ROOM with opaque window to rear, tiled shower, tiled floor, dual fuel towel rail. BATHROOM with opaque window to front, tiled floor to ceiling, panelled bath with mixer tap and shower attachment over, wall mounted hand wash basin with mixer tap, dual flush WC, dual fuel towel rail, cupboard housing pressurised hot water tank.

OUTSIDE

At the front of the property there is a block paved driveway with ample parking for multiple vehicles, gravelled borders, wrap-around garden with gated access at the sides, DOUBLE GARAGE [potential for conversion STPP] with power and light, landscaped side and rear gardens with spacious decked entertaining area to the side, with views towards Ashford, screened with mature hedge and fencing, paved and gravelled pathways, central lawn bordered with sleepers, with stocked flowerbeds, raised pond, outside power, water and lighting.

SERVICES

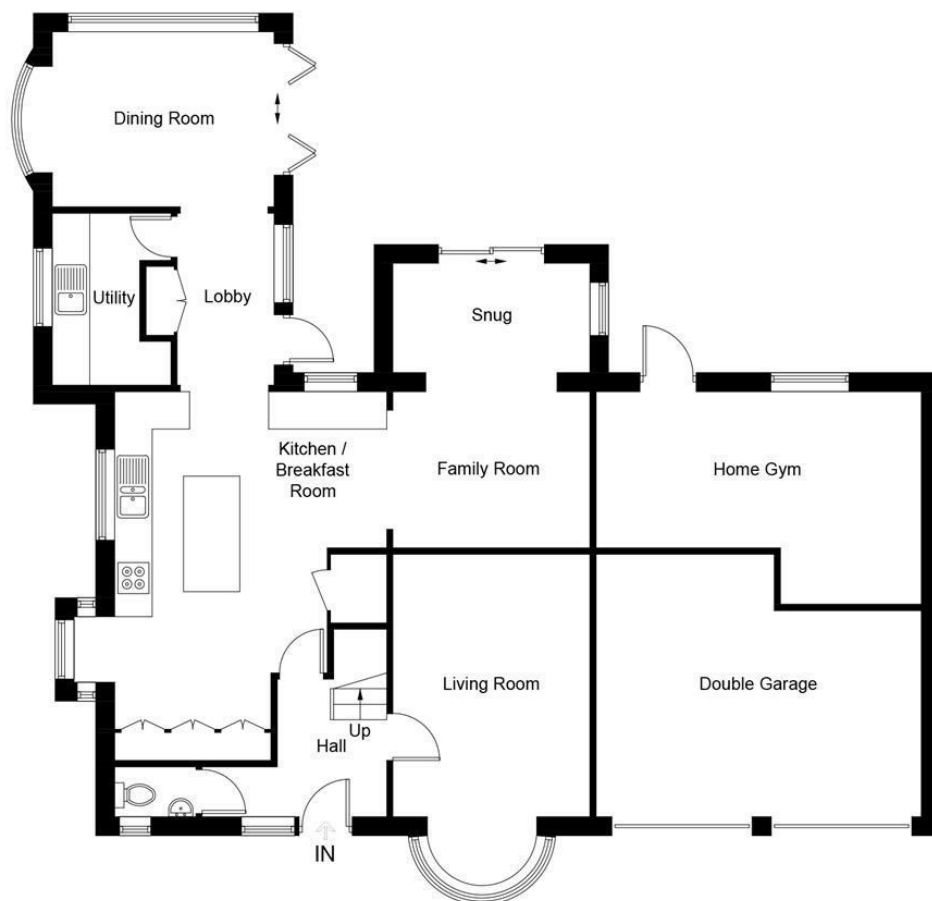
All mains services are connected, gas fired central heating.

According to Ofcom, ultrafast broadband is available at the property, and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

DIRECTIONS

What3Words: [///galloped.collides.tabs](https://www.what3words.com/#!/en/0384/0384/0384)

From our office proceed up Bear Street and turn right at the crossroads onto Alexander Road, keep left and take the first exit onto Barbican Road, again keeping in the left hand lane. Pass the ESSO garage and at the next roundabout take the first exit, passing the Ford garage. Keep right and proceed on Eastern Avenue. At the next roundabout take the third exit onto Hollowtree Road, passing the BMW garage. At the traffic lights, continue straight onto South Street, take the first left into Rumsam Road. Continue on this road for approximately 500 yards, where the turning to Rumsam Gardens can be found on the left hand side. Proceed to the end of this road, turn right at the 'T' junction, where the property can be found on the left hand side.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143302)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



