



2, Ramsoms Court



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Pilton, Barnstaple, Devon EX31 1AR

Pilton Village, Barnstaple Town & Hospital Walking Distance.

A modern 4/5 bedroom house, double garage, driveway parking for 4 and countryside views.

- 4 Bedrooms, master En-suite
- Remainder of NHBC Warranty
- Countryside Views
- Re-fitted Bespoke Kitchen & Appliances
- Council Tax Band E
- Cloakroom Wc, Study
- Built 2021 by David Wilson Homes
- Amtico Flooring
- Parking for 4 cars & Double Garage
- Freehold

Guide Price £565,000

SITUATION AND AMENITIES

The property is located in a cul-de-sac position on a sought after modern development which benefits from a children's playpark and access to popular countryside walks. The much sought after residential area of Pilton, the old part of Barnstaple and within walking distance of local amenities, including its own infants and junior school, also housing one of Barnstaple's larger secondary schools. North Devon Hospital is also within West Pilton parish. Pilton has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. The glorious sandy beaches at Saunton Sands, Croyde Bay, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. Barnstaple town centre is within easy walking distance and offers an excellent range of amenities including both local and national high street shops and leisure. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central. The nearest international airports are at Exeter or Bristol. Exmoor National Park is about half an hour by car as is the Cornish border.

DESCRIPTION

The property presents brick and rendered elevations with double glazed windows, beneath a tiled roof. We understand the property was constructed by David Wilson homes in 2021 and benefits from the remainder of a 10 year NHBC Warranty. The accommodation is well presented, bright and spacious and arranged over two storeys. The layout briefly comprises; Entrance hall, cloakroom WC, kitchen/dining/utility, study and living room. On the first floor there are 4 double bedrooms, main bedroom with built in wardrobes and an en-suite shower room and a family bathroom. There property has driveway parking for 4 cars, plus a double garage, there is an enclosed, landscaped garden which enjoys views of the surrounding countryside. (148 SQM / 1593 SQFT).



GROUND FLOOR

ENTRANCE HALL with entrance matting and LVT wood effect flooring, built-in cloaks cupboards. CLOAKROOM/WC with opaque window to side, dual flush WC and hand wash basin. STUDY/BEDROOM 5 with window to front. LIVING ROOM triple aspect room, French doors leading out to rear garden, fitted carpets. KITCHEN/DINER/UTLITY recently installed and upgraded kitchen supplied by Home Sweet Home, comprising; central island with breakfast bar, integrated appliances including dishwasher, NEFF microwave oven, five point gas hob with extractor over, double oven and grill (AEG), two fridges, freezer, wine cooler, cupboard housing Ideal Gas fired boiler, Quooker tap, butler style sink, pan drawers, quartz worktops, space for 8 seater dining table, continuation of Antico LVT flooring, bay window to front elevation and French doors and additional door leading to rear garden. LAUNDRY CUPBOARD with space for washing machine and tumble dryer.

FIRST FLOOR

LANDING loft access via hatch, cupboard housing pressurised water cylinder. BEDROOM 1 dual aspect room, built in wardrobes. EN-SUITE SHOWER ROOM with white three-piece suite, opaque window, heated towel rail, extractor fan, partly tiled walls and vinyl flooring. BEDROOM 2 dual aspect and built-in storage cupboard. BEDROOM 3 window to front, recess with ample space for wardrobes or built-in units. BEDROOM 4 window to rear, recess with space for bedroom furniture or built-in units. BATHROOM opaque window to front, white four-piece suite comprising; panelled bath with central tap, dual flush WC, pedestal wash basin with mixer tap, separate shower, partly tiled walls, vinyl flooring, towel rail and extractor fan.

OUTSIDE

ENCLOSED REAR GARDEN which has recently been landscaped to provide spacious SUN TERRACE and composite deck HOT TUB AREA and SEATING AREA. Level lawn and views across surrounding countryside. Gated access leading to driveway with parking for four. DOUBLE GARAGE with up-an-over doors, power, light and storage in eaves.

SERVICES & COMMUNITY CHARGE

All mains services connected, gas fired central heating. According to Ofcom Ultrafast broadband is available in the area. We understand from the vendors that there is an annual community charge of approximately £300.00 for the upkeep of the communal areas on the development.

DIRECTIONS

From Pilton Causeway, proceed up North Road, passing the fire station and in the direction of North Devon District Hospital. At the Hospital roundabout turn left and follow Westaway Plain. Take a right turn into Northfield Lane. Turn the first right hand turning into Curtis Road, which continues into Banfield Road, take the second right into Ransoms Court, where the property can be found on the left hand side at the end of the cul-de-sac.

WHAT3WORDS///cool.gold.famous



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		
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		93
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

