



**Prixford  
Barnstaple  
Devon  
EX31**

**Offers in Excess of £989,000**

**bettermove** 

# Barnstaple

Bettermove are proud to present this 5 bedroom detached house, with additional 1 bedroom detached annexe, in Prixford, available with no forward chain.

This property benefits from double glazing, underfloor heating, and oil central heating throughout, with ample off road parking available.

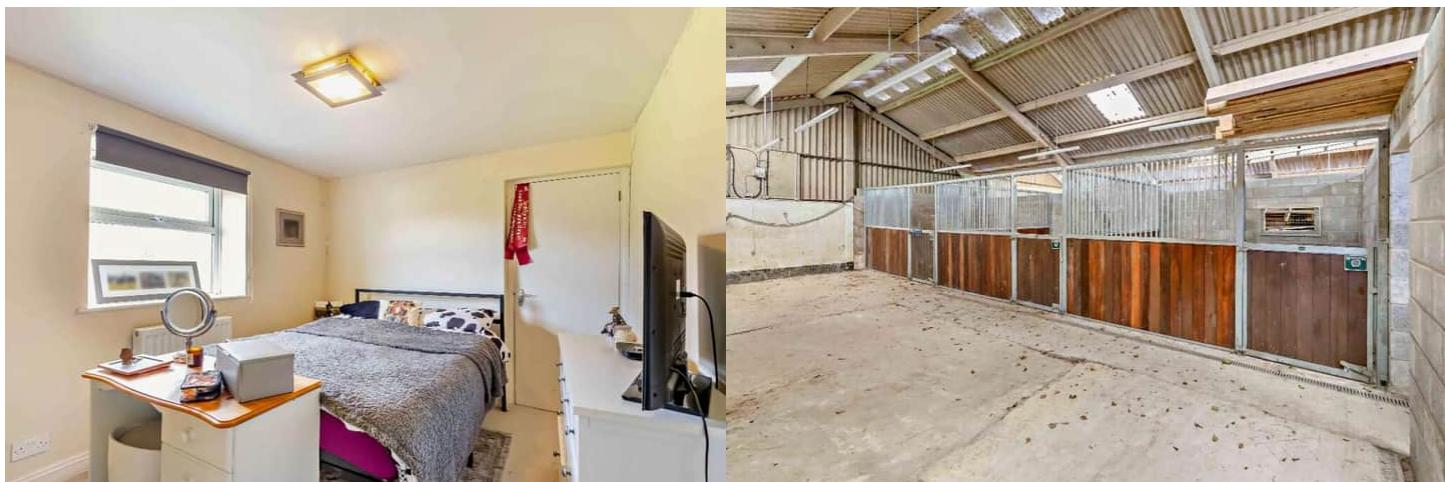
The council tax band is E.

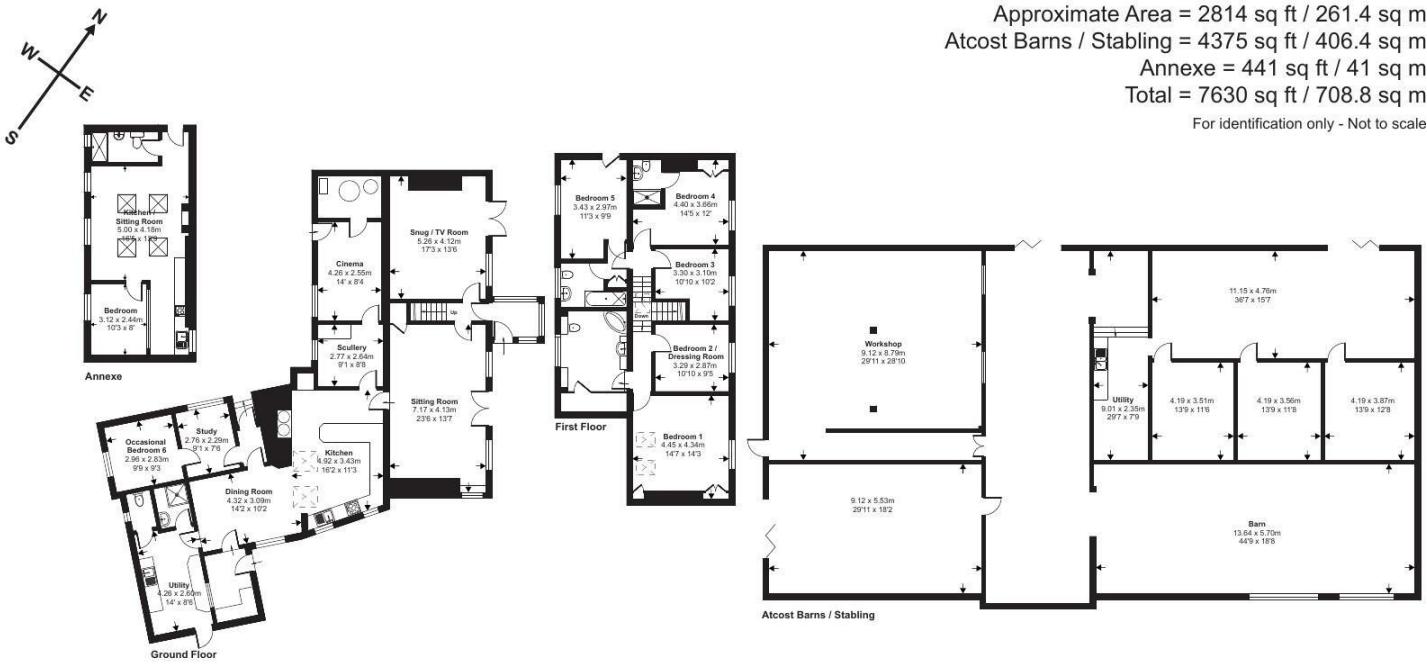
The interior of this beautifully presented property is made up of a five bedroom detached house, one bedroom detached annexe, which is used as a holiday let, and large barn.

The main house comprises a spacious living room, snug, cinema room, large kitchen/diner, with attached utility room and scullery, study, additional room, occasionally used as a sixth bedroom, and a shower room on the ground floor. The first floor consists of five generously sized bedrooms, two bathrooms, and one en-suite. The annexe houses an open-plan kitchen/living room, one double bedroom, and a shower room. Outside, the property is situated on an impressive 5.5 acres of land, and benefits from a large barn, with multiple rooms, and expansive gardens, perfect for enjoying the summer months.

Located in the sought after village of Prixford, Barnstaple, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Barnstaple Train Station (3.8 miles), a variety of local bus routes, and quick access to the A39

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





## Energy Efficiency Rating

England, Scotland & Wales

Rating	Score Range	Color	Current	Potential
A	(92+)	Green		88
B	(81-91)	Dark Green		
C	(69-80)	Light Green		
D	(55-68)	Yellow		
E	(39-54)	Orange	50	
F	(21-38)	Dark Orange		
G	(1-20)	Red		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Region	Grade	CO2 Emissions Range (%)	Status
Very environmentally friendly - lower CO2 emissions			Current
England, Scotland & Wales	A	(92+)	Potential
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
Not environmentally friendly - higher CO2 emissions			
Total score: 79 / 37			



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