



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 ©2024



## 2 Bed Semi-Detached House

60 Silverwood Heights, Barnstaple, EX32 7RL

Offers In Excess Of

**£215,995**

- South Facing Garden
- Double Glazing Throughout
- Garage and Driveway Parking
- Modern Gas Combi Boiler
- Popular Walking Routes Nearby
- Short Walk From Town Centre

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

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

**Entrance Hall**  
1.85m x 3.32m (6'0" x 10'10")

**WC**  
1.59m x 1.32m (5'2" x 4'3")

**Kitchen**  
1.81m x 3.82m (5'11" x 12'6")

**Lounge**  
3.81m x 3.62m (12'5" x 11'10")

**Bed 1**  
3.82m x 2.62m (12'6" x 8'7")

**Bed 2**  
3.83m x 2.94m (12'6" x 9'7")

**Bathroom**  
1.86m x 1.87m (6'1" x 6'1")

**Landing**  
1.87m x 1.89m (6'1" x 6'2")

## Overview

Welcome to this charming 2-bedroom semi-detached property located in the heart of Barnstaple. As you enter, you are greeted by a spacious open hallway, perfect for storing coats and shoes. The kitchen is well-appointed with plenty of countertop space and ample cupboard storage, and white goods are included if desired. The open and light lounge diner provides an inviting space for relaxation and entertaining, with easy access to the garden. The ground floor is completed by a convenient WC and useful under-stair storage.

Upstairs, you will find two generously sized double bedrooms, offering space for furnishings and comfort. The modern bathroom suite is centrally located and features a large walk-in shower, perfect for unwinding after a long day. This property combines practical living spaces with contemporary design, making it an ideal home for families or professionals.

The south-facing rear garden is a delightful outdoor space, perfect for relaxation and entertaining. Immediately outside the lounge diner, you'll find a decked area ideal for al fresco dining and enjoying sunny days. Beyond the decking, a raised lawn area is bordered by decorative stone chippings, providing a low-maintenance backdrop.

At the front of the property, there is a single driveway and a garage, ensuring parking and storage. The garage is also accessible from the rear garden.

Neighbouring properties have converted their garages to provide additional living space. This could be a possibility subject to planning consent.

## Services

All Mains Services Connected

## Council Tax band

B

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

