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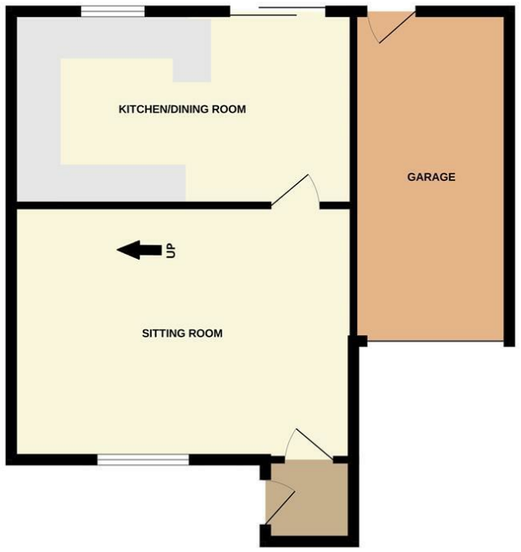
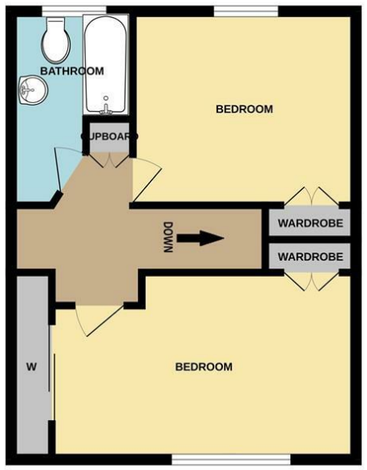
GROUND FLOOR



1ST FLOOR



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.
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Directions

Head out of Barnstaple in the direction of Pilton, passing Pilton Causeway onto North Road. When meeting the hospital roundabout take the first exit onto Westaway Plain then left onto Youings Drive. Proceed upon reaching a further roundabout, take the first exit onto Westaway Close and proceed down where 29 is situated on the right hand side.

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

Call 01271 327878

or email barnstaple@phillipsland.com

2 Bedroom Semi Detached House

29 Westaway Close, Barnstaple, EX31 1RU

Asking Price

£275,000

- Formerly a 3 bed
- Sought After Development
- No Ongoing Chain
- Close To Town Centre
- Garage & Off Road Parking
- Across The Road From NDDH

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

This 2-bedroom (formerly 3 bedroom) semi-detached family home is located on a quiet cul-de-sac in the sought-after area of Pilton and only a few minutes walking distance of the North Devon District Hospital.

The property offers spacious accommodation and entering through the front door there is a useful porch for coats and shoes leading through to the generous lounge that has the stairs up to the first floor. The generous kitchen/diner runs across the back of the property and has space for a table and a good range of wall and base units with working surfaces over, integrated hob and oven and space for further appliances and a door out to the sun rom with further door out the rear. The first floor comprises two bedrooms—both of which are good doubles—all benefiting from built-in wardrobes. There is also family shower room with a three-piece suite.

Quietly and conveniently situated in the sought after area of Pilton, the old part of Barnstaple, within very easy walking distance to North Devon Hospital and close to Barnstaple Town, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services

All main services connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

Outside

To the front of the property, there is a driveway leading to a garage, providing convenient off-road parking. At the rear, you'll find a private, low-maintenance garden predominantly laid with patio, bordered by a selection of plants and shrubs that add character and charm. This outdoor space is ideal for al fresco dining and relaxing. The garage is accessible via a personal door from the garden and benefits from both lighting and power connections.

Room list:

Entrance Porch

Sitting Room
5.43 x 4.02 (17'9" x 13'2")

Kitchen/Dining Room
3.52 x 2.90 (11'6" x 9'6")

Sun Room
2.89 x 1.82 (9'5" x 5'11")

Bedroom 1
3.01 x 4.59 plus wardrobe (9'10" x 15'0" plus wardrobe)

Bedroom 2
3.38 x 3.01 (11'1" x 9'10")

Family Bathroom
1.93 max x 2.93 max (6'3" max x 9'7" max)