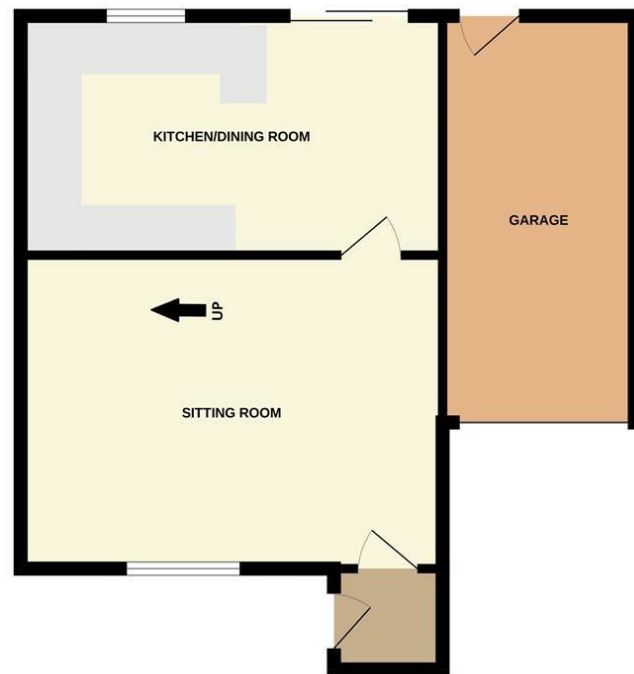
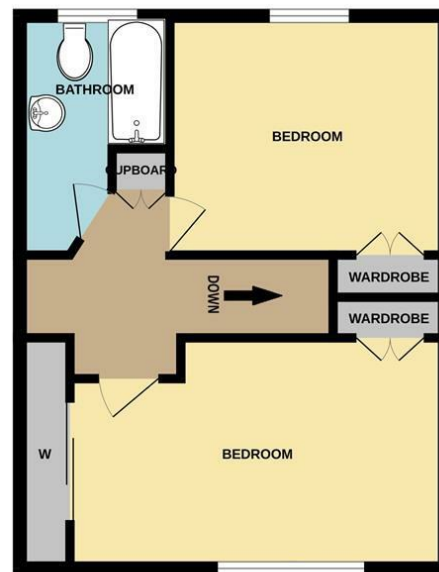


GROUND FLOOR



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.
Made with Metropix ©2025



2 Bedroom Semi Detached House

29 Westaway Close, Barnstaple, EX31 1RU

Asking Price

£260,000

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

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

Call 01271 327878
or email 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 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)

Overview

Tucked away on a quiet cul-de-sac in the sought after area of Pilton, this well presented semi-detached home offers spacious and versatile accommodation with the added benefits of a garage, driveway parking, conservatory and a private rear garden. Offered to the market with no ongoing chain, this is a superb opportunity for families, professionals or anyone looking for a convenient and well connected home in one of Barnstaple's most desirable residential pockets. The property currently provides two generous double bedrooms, The bright and spacious main bedroom was created by merging the single bedroom in the original three-bedroom floor plan with one of the double bedrooms. The original three-bedroom layout could be easily reinstated, to meet the needs of a growing family.

As you step through the front door, a welcoming entrance porch provides a practical space for coats and shoes before leading through to the generous sitting room. Measuring an impressive 17'9" x 13'2", this is a room that immediately feels like the heart of the home, offering plenty of space for family life and relaxed entertaining. Stairs from the sitting room rise to the first floor. To the rear of the property, the kitchen and dining room runs across the full width, providing a sociable space for everyday meals and informal gatherings. Fitted with a good range of wall and base units, ample working surfaces, "Range" cooker and there is additional space for freestanding appliances and room for a dining table, making it a practical and inviting space for busy family life.

A real highlight is the conservatory, which opens directly from the kitchen and provides a bright, relaxing spot to enjoy your morning coffee or unwind at the end of the day. With a door leading out to the rear garden, it creates a lovely connection between the home and the outdoor space, perfect for those warmer months when you want to throw the doors open and enjoy al fresco dining on the patio.

Moving upstairs, the first floor accommodation is both well proportioned and thoughtfully arranged. The principal bedroom is a superb double measuring 9'10" x 15'0" (plus built-in wardrobe), offering a generous retreat with ample room for a full suite of furniture. The second bedroom is equally impressive at 11'1" x 9'10", also benefitting from a built-in wardrobe, and would serve beautifully as a guest room, children's room or home office. A family shower room with a three-piece suite completes the first floor.

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

