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**Well Presented 3 Bed House**  
24 Westaway Close, Pilton, Barnstaple, EX31 1RU

Guide Price

**£335,000**

- Modern Kitchen
- Popular Residential Location
- South Facing Garden
- Excellent Condition Throughout
- Large Single Garage
- UPVC Double Glazing

**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 Youngs Drive. Proceed upon reaching a further roundabout, take the first exit onto Westaway Close proceed upon reaching the end of the cul-de-sac; 24 is situated on the right hand side in the corner.

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## Room list:

### Entrance Hall

1.16m x 3.27m (3'9" x 10'8" )

### Living Room

3.43m x 5.44m (11'3" x 17'10")

### Kitchen Diner

3.26m x 5.43m (10'8" x 17'9")

### Bedroom 1

3.50m x 3.07m (11'5" x 10'0")

### Bedroom 2

3.11m x 3.25m (10'2" x 10'7")

### Bedroom 3

2.50m x 2.27m (8'2" x 7'5")

### Landing

### Family Bathroom

2.11m x 2.08m (6'11" x 6'9")

### WC

2.40m x 0.95m (7'10" x 3'1")

### Garage

5.46m x 3.54m (17'10" x 11'7")

## Overview

Welcome to this charming 3-bedroom link detached house located in the sought-after area of Pilton. This home perfectly blends modern comfort with practical living, making it an ideal choice for families and professionals alike.

Downstairs, the property boasts a recently refurbished modern kitchen diner. This contemporary space features integrated appliances, including a electric hob and newly installed AEG cooker offering both style and functionality for all your culinary needs. The living room is a cozy yet spacious area, perfect for all seasons. A gas fireplace adds warmth during the winter months, while French doors open onto the patio, creating a seamless transition for summer entertaining. Additionally, a useful understair cupboard provides extra storage space.

Upstairs, the home offers three well-proportioned bedrooms. Two of these are generous doubles, each equipped with built-in wardrobes, ensuring ample storage. The third bedroom is versatile and can serve as a single bedroom, guest room, or home office. The family bathroom is modern and newly fitted, complemented by a separate WC for added convenience. An airing cupboard on the landing provides additional storage.

The property boasts a south-facing rear garden laid to both patio and lawn, bordered by established plants, creating a serene outdoor space. The patio area is perfect for outside dining and entertaining. To the front of the property, a neatly maintained lawn enhances the curb appeal. A single driveway leads to a large single garage, offering ample space for a car and additional storage or a utility area.

## Outside

Westaway Close is situated within Pilton, on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon, 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 Mains Services Connected

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

