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2 Bed Semi-Detached House
60 Silverwood Heights, Barnstaple, EX32 7RL

Guide Price

£225,000

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

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or email barnstaple@phillipsland.com

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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



Outside

Situated on the outskirts of Barnstaple Town Centre, 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.

