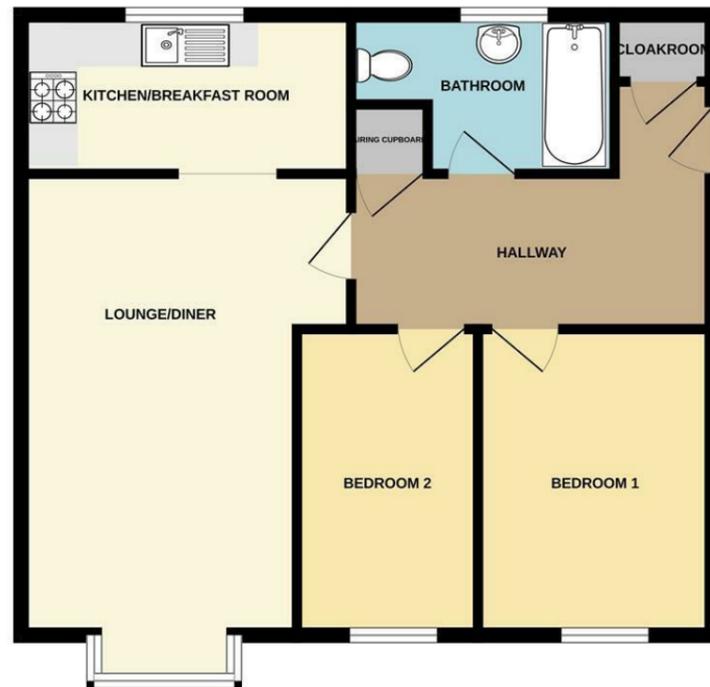
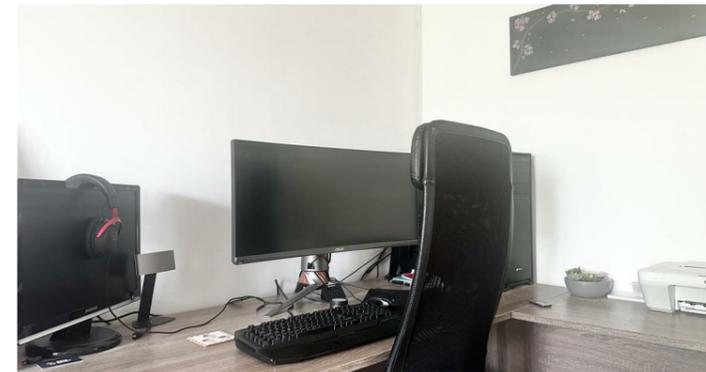


APARTMENT



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 is given as to their operability or efficiency can be given. Made with Metroplan ©2024



**2 Bedroom Apartment**  
59 Westacott Meadow, Barnstaple, Devon, EX32 8QX

Guide Price

**£165,000**

- Double Glazing Throughout
- Two Generous Bedrooms
- Countryside Views
- Popular Residential Location

**Directions**

From Barnstaple, leave the town in the direction of the A361. At the Tesco roundabout, take the first exit onto Whiddon Drive, follow this road along until you reach Westacott Meadow on your right, take this turn and follow the road along, Flat 59 is situated in the block on the right.

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

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

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## Room list:

### Entrance Hall

**Kitchen**  
3.81m x 1.83m (12'5" x 6'0")

**Lounge Diner**  
5.31m x 3.18m (17'5" x 10'5")

**Bedroom 1**  
3.56m x 2.69m (11'8" x 8'9")

**Bedroom 2**  
3.51m x 2.08m (11'6" x 6'9")

### Bathroom

### Communal Parking

## Overview

Welcome to this charming 2 bedroom apartment on the 2nd floor, offering a cosy and practical living space. As you step inside, you are greeted by a convenient storage cupboard, perfect for coats and shoes. The hallway leads you to two well-sized bedrooms, a spacious double room and a comfortable single room, both offering ample space for bedroom furniture and personal touches.

Opposite the bedrooms, you'll find the family bathroom, thoughtfully designed for ease of access. It features a WC, a vanity sink, and a bath with an overhead shower, providing a relaxing and functional space for your daily routines.

At the end of the hallway, the apartment opens up into a bright and inviting living area. The lounge diner is enhanced by a charming bay window, allowing natural light to flood the room, creating a warm and welcoming atmosphere. Adjacent to the living area, the kitchen boasts ample counter and cupboard space, equipped with a 4-ring gas hob, an electric oven, and a kitchen sink with a drainer.

To the outside of the property you have plenty of communal parking available, ensuring parking for yourself and visiting guests.

The apartment block is surrounded by green lawn, providing a place to relax and enjoy the sunshine.

## 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.

## Services

All Mains Services - Water, Gas, Electric and Drainage

## Council Tax band

B

## EPC Rating

TBC

## Tenure

Leasehold

## Viewings

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

