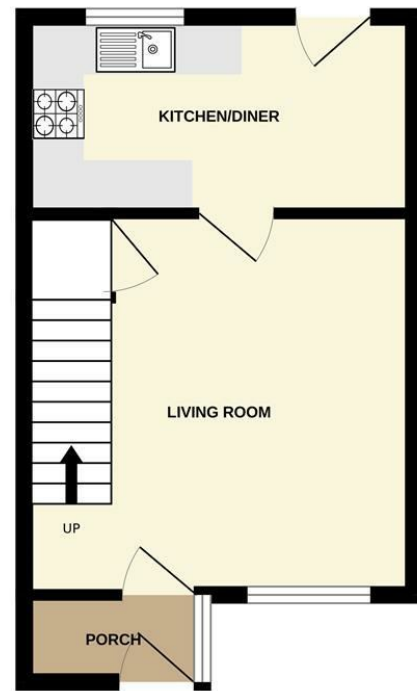
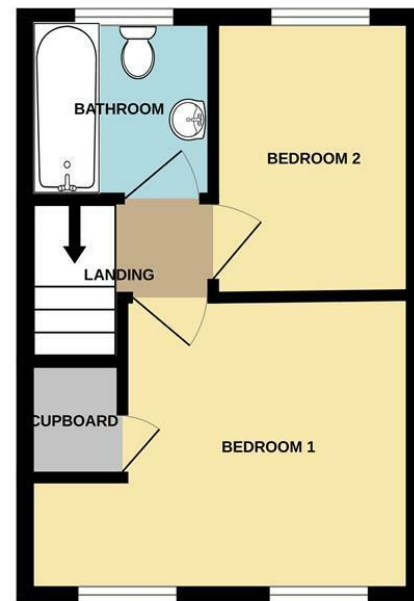


GROUND FLOOR



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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2 Bedroom Terraced House
25 Walnut Way, Barnstaple, Devon, EX32 7RF

Guide Price

£169,950

- Landscaped Garden
- Off Road Parking
- Two Double Bedrooms
- Modern Kitchen
- UPVC Double Glazing
- Gas Combi Boiler

Directions

From Barnstaple continue out of the town along Eastern Avenue towards the A361 and Tesco's supermarket. Upon reaching the roundabout take the left hand turning into Whiddon Drive. Following this road taking the first left hand turning into Barton Road, then take the second right hand turning into Walnut Way where Number 25 will be located on your right hand side.

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Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Front Porch
0.89m x 1.82m (2'11" x 5'11")

Living Room
3.90m x 3.98m (12'9" x 13'0")

Kitchen
2.01m x 3.95m (6'7" x 12'11")

Bedroom 1
3.12m x 2.98/3.99m (10'2" x 9'9"/13'1")

Bedroom 2
2.84m x 2.01m (9'3" x 6'7")

Bathroom
1.84m x 1.84m (6'0" x 6'0")

Overview

This inviting 2-bedroom terraced house presents a cozy and functional living space for small families or couples. The interior is filled with natural light, creating a warm and welcoming atmosphere throughout.

Upon entering, you'll find a conveniently located porch, ideal for coats and shoes, after this you are greeted into a comfortable living room that is perfect for relaxation and entertaining guests. Adjacent to the living room is a fully equipped kitchen, complete with modern appliances, making meal preparation a breeze.

The property features two well-sized bedrooms, offering ample space for double beds and bedroom furniture. The bathroom is fitted with an overhead shower, WC and sink.

One of the standout features of this house is its beautifully landscaped rear garden. Designed to be both visually appealing and practical, it offers a peaceful outdoor space for leisure activities or enjoying meals in the open air.

Residents of this property benefit from communal parking, ensuring convenient and hassle-free parking for both themselves and their guests.

Outside

The property is ideally located within a short distance to 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 of 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

A

EPC Rating

C

Tenure

Freehold

Viewings

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

