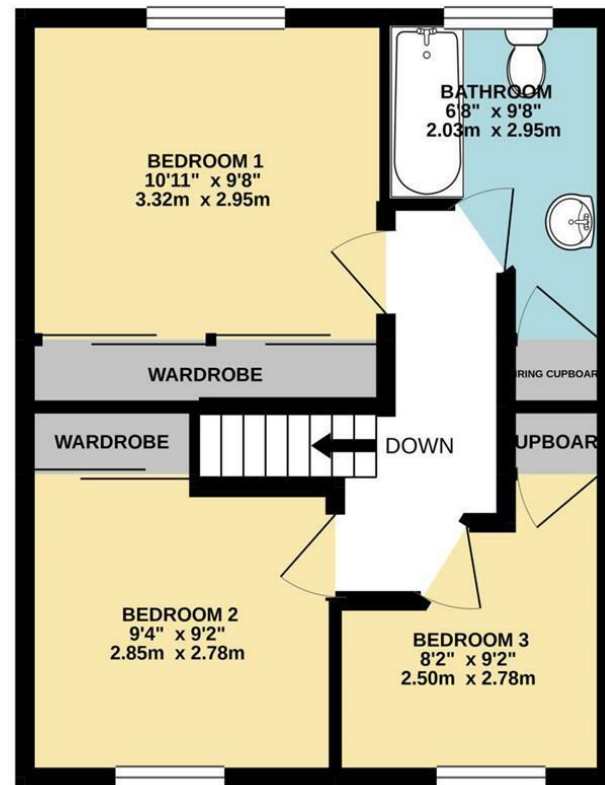


GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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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Superb 3 Bedroom Family Home
28 Westaway Close, Barnstaple, EX31 1RU

Asking Price

£320,000

- Quiet Position
- Garage & Off Road Parking
- Sought After Pilton Location
- Private Rear Garden
- Superbly Presented
- Gas Central Heating

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 and proceed down where 28 is situated on the right hand side.

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.
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Room list:

- Entrance Porch**
- Sitting Room**
- Kitchen/Dining Room**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bathroom**
- Garage**

Overview

This 3-bedroom semi-detached family home is located on a quiet cul-de-sac in the sought-after area of Pilton, within easy walking distance of the hospital.

The property has been modernized and refurbished over the last few years and offers spacious and superbly presented accommodation. Entering through the front door there is a useful porch for coats and shoes leading through to the generous lounge that has the stairs up to the first floor. The fantastic kitchen/diner runs across the back of the property and has space for a table and a good range of wall and base units with working surfaces over, integrated hob and oven and space for further appliances and a door out to the rear garden. The first floor comprises three bedrooms—two of which are doubles—all benefiting from built-in wardrobes. There is also a modern, fully tiled bathroom with a three-piece suite.

Quietly and conveniently situated in the sought after area of Pilton, the old part of Barnstaple, within 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.

Outside

Outside to the front of the property is a garage and driveway. To the rear is an enclosed, easy to maintain landscaped garden that's mainly laid to patio with some plants and shrubs bordering the garden and offers areas for al fresco dining. There is a personal door into the garage that has light and power connected.

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

