



## Directions

Head out of town towards the North Devon Link Road. Proceed along Easter Avenue, take the first exit on the Tesco's roundabout proceeding along Whiddon Drive, passing the chicanes, then turning left into Woodland Close, number 88 will be found on your right hand side near the top of the entrance to the road.

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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## A Well Presented 3 Bedroom Home

88 Woodland Close, Barnstaple, EX32 0EG

Offers In Excess Of

**£275,000**

- Sought After Location
- Close To Local Amenities
- Very Well Presented Accommodation
- Ample Off Road Parking
- Gas Central Heating
- Private Rear Garden





## Room list:

**Entrance Hall**

**Kitchen**

**Lounge/Diner**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Shower Room**

**Garage**

## Overview

Welcome to this charming three-bedroom detached house nestled in the desirable neighbourhood of Westacott, Barnstaple. Perfectly blending modern convenience with comfortable living, this home promises to be a delightful retreat for its new owners.

At the heart of this home is a spacious lounge/diner situated at the rear, providing a wonderful space for relaxation and entertaining guests. Natural light pours in through the large windows, creating a warm and inviting atmosphere. Adjacent to the lounge/diner is a fully fitted kitchen at the front of the house, equipped with modern appliances and ample storage, making meal preparation a breeze.

Upstairs, you'll find three well-appointed bedrooms, each offering a peaceful place for rest and rejuvenation. The recently re-fitted shower room adds a touch of luxury with its contemporary fixtures and fittings, ensuring a spa-like experience right at home.

Located in the vibrant area of Westacott, Barnstaple, this home is close to an array of local amenities, including schools, parks, and shops. The neighbourhood exudes a friendly community vibe, making it an ideal place to put down roots. Additionally, the property offers excellent transport links, with convenient access to public transport and major roads, ensuring you stay well-connected to surrounding areas.

Don't miss out on the opportunity to make this wonderful property your new home. For more information or to arrange a viewing, please contact us in the Barnstaple office, viewing arrangements can be made at your convenience, ensuring you experience all that this lovely home has to offer.

## Services

All main services

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

