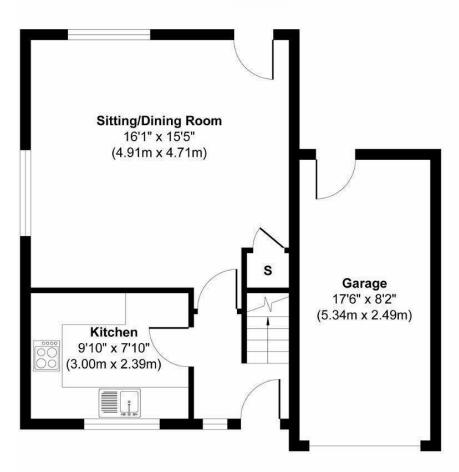
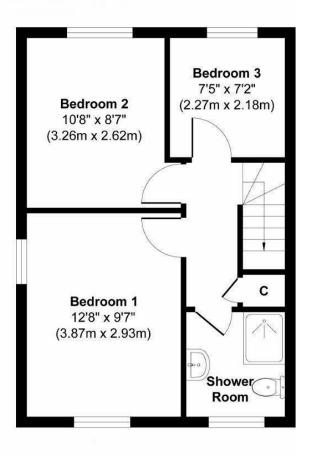


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Directions

Head out of town towards the North Devon Link Road. Proceed along Easter Avenue, take the first exit on the Tescos 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.

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A Well Presented 3 Bedroom Home 88 Woodland Close, Barnstaple, EX32 0EG

- Sought After Location
- Close To Local Amenities

- These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.
- Ample Off Road Parking
- Gas Central Heating

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Offers In Excess Of



- Very Well Presented Accommodation
- Private Rear Garden





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 refitted 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

$\underset{c}{\text{Council Tax band}}$

EPC Rating

Tenure Freehold

Viewings

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





Outside

Outside, you approach the property via the driveway that provides parking for 4 cars across the front of the house. The attached garage has an up and over door and light and power connected with added eaves storage. At the rear the garden offers a private outdoor space, beautifully designed by the current owners to create multiple charming areas that benefit from a high degree of privacy. A patio extends from the back of the home, with a single door providing access to the garage from the rear. Adjacent to the patio is a well-kept lawn that wraps around the opposite side of the property, where you'll find a handy wooden shed for storage.



Room list:

Entrance Hall Kitchen Lounge/Diner Bedroom 1 Bedroom 2 Bedroom 3 Shower Room