



**WOOLLIAMS**  
Property Services

Guide price £350,000  
Shirwell, EX31



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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A quietly situated mature semi-detached house enjoyed magnificent south-facing views from the front elevation across open countryside and beyond to Dartmoor. This is an ideal family home Heidi recommended for viewing with accommodation of entrance porch, entrance hall, double aspect lounge, dining room, kitchen, three first floor bedrooms, and bathroom. There is an attached garage with a separate WC, off-road parking for two cars, and mature, well stocked gardens to both front and rear.

This is a delightful mature three-bedroom semi-detached house in a quiet cul-de-sac enjoying magnificent south-facing views across open countryside towards Dartmoor. The house is on the market for the first time in 40 years, we believe this will make a delightful family home.

The owner is a keen gardener and as such, there are very well-stocked guards to both front and rear with planted lawns, bushes and shrubs, and a small ornamental pond pergola and patio area in the rear garden. The accommodation briefly comprises an entrance porch, entrance hall, double aspect lounge with French doors leading to the rear garden, dining room, Kitchen, three first-floor bedrooms, and bathroom. An attached garage with access to separate WC and a five by gate provide vehicle access across a concrete driveway with parking for two cars.

Barnstaple is only a short drive away and offers a good range of local and national retailers, North Devon District Hospital is also within easy reach as are miles of unspoiled north Devon countryside.

This house is a gem and we thoroughly recommend an early viewing.

**Entrance Porch**

UPVC double glaze front door off, corridor floor, access to

**Entrance Hall**

Quarry tiled floor, staircase to 1st floor

**Lounge** 5.32m x 3.51m (17' 5" x 11' 6")

This is a delightful double aspect room enjoying far-reaching countryside views to the front elevation. There are French doors to the rear garden, solid fuel room heater, double radiator, quarry tiled floor, door to kitchen.

**Dining Room** 3.94m x 3.16m (12' 11" x 10' 4")

This room enjoys delightful far-reaching countryside views. Log burning stove, double radiator, laminate flooring, open access to

**Kitchen** 4.90m x 2.16m (16' 1" x 7' 1")

Two windows. Range of units with inset single drainer stainless steel sink unit with mixer tap, drawers, and cupboards below. Inset ceramic hob, built-in Indesit electric oven. Range of wall units, larder unit, louvered door under the stair cupboard, vinyl floor covering, door to garage.

**First Floor Landing**

Fitted carpet extending to stairs, access to loft space

**Bedroom 1** 4.49m x 3.35m (14' 9" x 11' )

This room enjoys delightful far-reaching countryside views extending towards Dartmoor. Double radiator, shelved linen cupboard, and fitted carpet.

**Bedroom 2** 4.03m x 2.95m (13' 3" x 9' 8")

This room enjoys delightful far-reaching countryside views towards Dartmoor, a double radiator, a linen cupboard, and a fitted carpet.

**Bedroom 3** 2.45m x 2.37m (8' x 7' 9")

Night storage heater, fitted carpet

**Bathroom** 2.97m x 1.77m (9' 9" x 5' 10")

White suite comprising bath with folding glazed shower screen, tiled wall area, Triton shower unit, low level WC, pedestal wash hand basin, double radiator, airing cupboard with storage heater, pine paneled ceiling.

**Attached Garage** 4.48m x 3.28m (14' 8" x 10' 9")

Metal up and over door, UPVC double glazed personal door to rear garden, light and power connected, plumbing for washing machine, personal door kitchen.

**WC**

Low-level WC

**Outside**

The property stands on a good sized mature level plot with the front garden being south facing where delightful far reaching countryside views are enjoyed. A wide five bar gate provides vehicular access across a concreted driveway which provides off-road parking for two cars. There is a privit hedge to the front, two areas of lawn and a number of planted areas with flowers shrubs and a variety of bushes. To the rear is an enclosed garden again having a variety of mature bushes, trees and plants, there is an area of lawn, small ornamentally pond, two timber framed garden sheds and an aluminium framed greenhouse. There is a small paved patio area with Pagola, as well as an outside oil boiler which feeds the domestic hot water and heating system.

**Services**

Means water, electricity, and drainage connected. Private oil storage tank for the heating.

**Tenure**

Freehold

**Council Tax**

Band B

**EPC**

An EPC assessment for the property has been requested, as soon as the certificate is available it will be added to our property brochure

**Viewing**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Useful Information**

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



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Ground Floor



First Floor

