



8, WOODLAND CLOSE, BARNSTAPLE, EX32 0EG

Chequers Estate Agents are delighted to offer to the market this four bedroom detached property in the highly sought after location of Woodland Close, Westacott. Benefiting from a single garage, driveway and private garden, we recommend an internal inspection to appreciate what this property has to offer.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£340,000



- DETACHED FOUR BEDROOM FAMILY HOME
- KITCHEN WITH PLENTY OF PREPARATION SPACE
- SPACIOUS LIVING ROOM WITH CONSERVATORY AND SEPARATE DINING ROOM / SNUG
- FOUR BEDROOMS AND A FAMILY SHOWER ROOM
- SINGLE GARAGE AND DRIVEWAY
- FULLY ENCLOSED AND PRIVATE WELL-ESTABLISHED GARDEN
- WITHIN EASY REACH TO SCHOOLS, WALKS AND A BUS SERVICE
- CLOSE TO AMENITIES AND FACILITIES
- HIGHLY SOUGHT AFTER CUL - DE -SAC LOCATION
- A MUST VIEW!



Welcome to this wonderful opportunity to purchase a detached four bedroom family home within the desirable location of Woodland Close, Westacott.

The property accommodation briefly comprises a welcoming and spacious hallway with space to hang coats and leave umbrellas, with stairs leading to the first floor. The hallway provides level access to the kitchen and living room. With a good range of fitted units and drawers, the kitchen is the perfect space to create home-cooked meals for family and friends. The kitchen has plenty of space for white goods. The large lounge offers a wonderful space to spend time together with family and friends and leads out into the conservatory which enjoys patio doors giving access to the garden. Off the lounge is also a snug / dining room with internal door to garage. On the first floor are three double bedrooms, a single bedroom and a shower room. To the front of the property is a lawn area with driveway providing off road parking for two cars in front of the garage. To the rear of the property is a fully enclosed and private garden which is laid to lawn with mature flower borders. The garden is well established and has been a much loved part of this home.

All in all, this property is a fantastic family home and Chequers Estate Agents, the sole selling agents, advise an internal inspection to truly appreciate what this home has to offer.

LOCATION - BARNSTAPLE

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor landing. Radiator, tiled flooring.

LIVING ROOM

15'06 x 15'05 max

A gas feature fireplace with back boiler which has currently been capped off. Understairs storage, radiator, laminate flooring, UPVC double glazed internal window and door to conservatory.

CONSERVATORY

14'02 x 10'01

A light and spacious conservatory with UPVC double glazed windows and patio doors giving access to the garden, tiled flooring, underfloor heating.

KITCHEN

9'07 x 7'0

A fitted kitchen with UPVC double glazed window to front elevation. Inset stainless steel sink set into work surface with cupboard below, space and plumbing for washing machine and dishwasher, space for oven and fridge freezer. Further matching base cupboards, wall cabinets and drawers, tiled flooring.

SNUG

14'01 x 7'06

A dual aspect snug with UPVC double glazed window to side and rear elevation, radiator, laminate flooring.

FIRST FLOOR LANDING

A landing with airing cupboard housing the hot water tank, access to loft with ladder, fitted carpet.

BEDROOM ONE

10'09 x 9'07

A spacious double bedroom with enclosed wardrobes with hanging space. Radiator, fitted carpet, UPVC double glazed window to front elevation.

BEDROOM TWO

10'05 x 8'06

UPVC double glazed window to rear elevation overlooking the garden, radiator, laminate flooring.





BEDROOM THREE

13'09 x 7'06

A double bedroom with built in double wardrobe, radiator, laminate flooring, UPVC double glazed window to front elevation.

BEDROOM FOUR

10'06 narrowing to 4'07 x 15'07 narrowing to 7'06

A double aspect bedroom with two UPVC double glazed windows to rear elevation overlooking the garden, 2 radiators, laminate flooring, built in double wardrobe.

SHOWER ROOM

6'05 x 6'01

A 3 piece suite comprising double shower in a tiled surround, W.C, pedestal wash hand basin, UPVC double glazed opaque window to front elevation, radiator, tiled flooring.



GARAGE

17'07 x 7'08

Up and over door, power and lighting connected.

OUTSIDE

To the front of the property a driveway allows off road parking for 2 cars. The front garden is laid to lawn. A side access gate leads to the rear garden which is beautiful and mature and backs onto trees. The garden is laid to lawn with raised decking area, perfect for a table and chairs. There are mature flower borders along with green house and summer house, a perfect space for pets to potter.

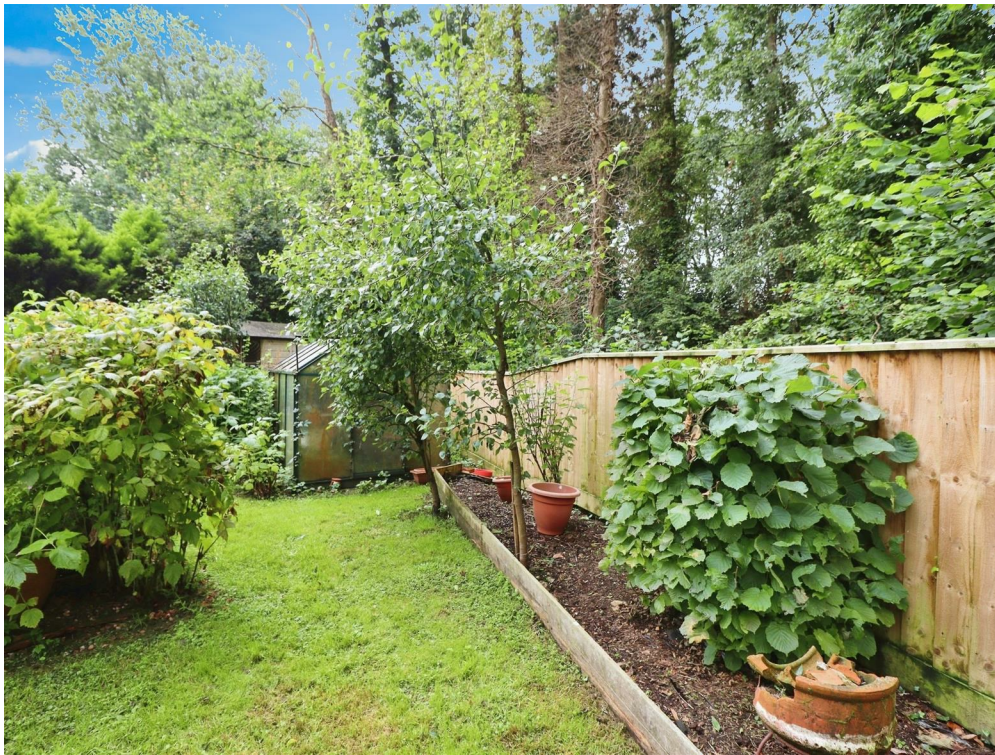
AGENT NOTES

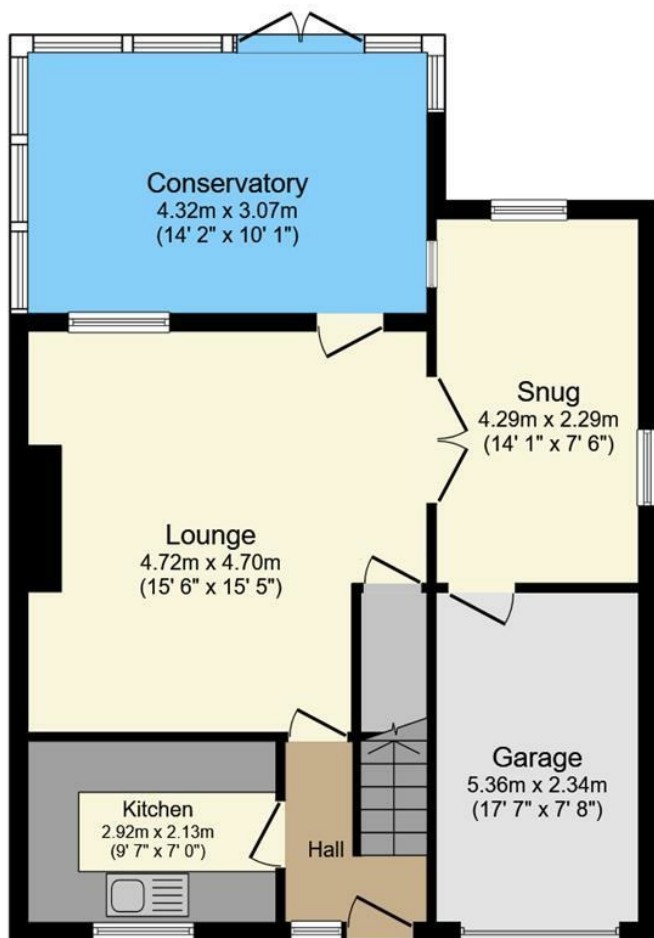
Please note - boiler replacement required.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

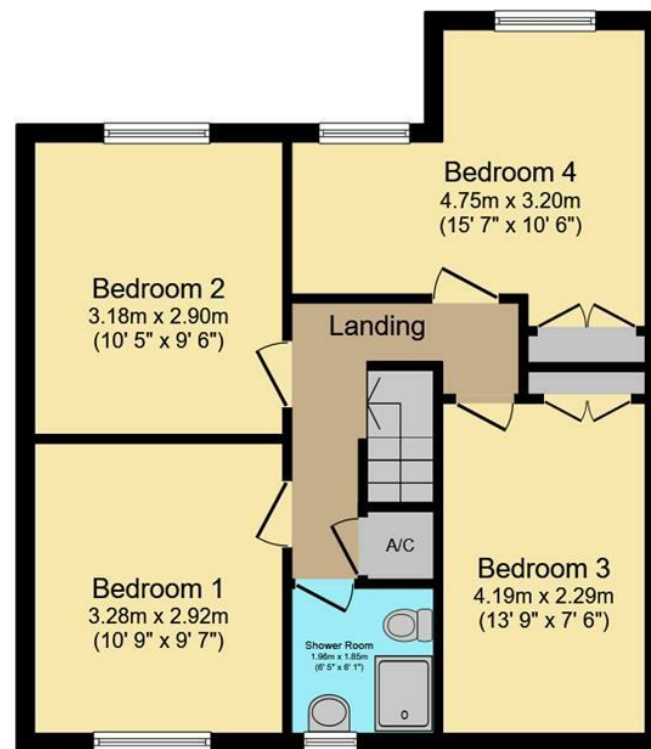






Ground Floor

Floor area 68.7 m² (739 sq.ft.)

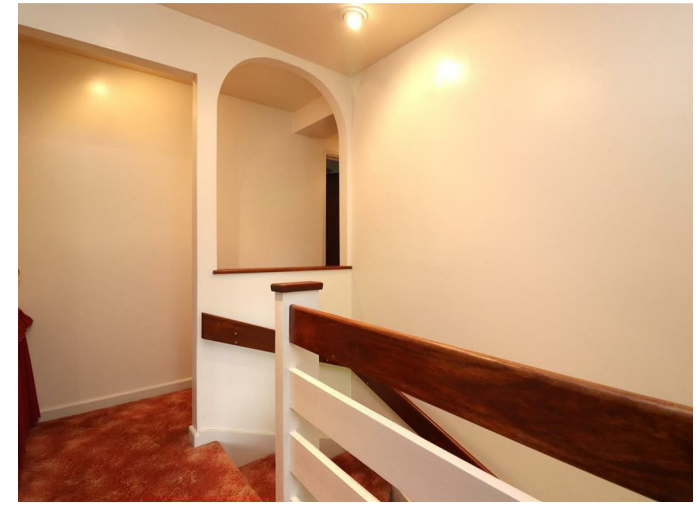


First Floor

Floor area 53.1 m² (572 sq.ft.)

TOTAL: 121.8 m² (1,311 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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