



**33, WOOLBARN LAWN, WHIDDON VALLEY,  
BARNSTAPLE, EX32 8PQ**

Chequers Estate Agents are delighted to present to the market this three bedroom link-detached house, situated within a highly sought after cul-de-sac location and having the added attraction of a single garage, off road parking and a fully enclosed rear garden.



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INDEPENDENT ESTATE AGENTS

Smart Move

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**£259,950**



- LINK-DETACHED FAMILY HOME
- MODERN KITCHEN
- TWO RECEPTION ROOMS WITH PATIO DOORS TO THE GARDEN
- THREE LIGHT AND AIRY BEDROOMS
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN PROVIDING A HIGH DEGREE OF PRIVACY
- CLOSE TO AMENITIES AND FACILITIES
- HIGHLY SOUGHT AFTER LOCATION
- A PERFECT FIRST TIME BUY OR FAMILY HOME
- A MUST VIEW



Chequers Estate Agents welcomes you to view 33 Woolbarn Lawn, a three bedroom link-detached property situated in a small cul-de-sac in a highly convenient location. The property is welcoming and has been a much loved family home by the current owners. An internal inspection is advised to appreciate what this fantastic property has to offer.

The accommodation is arranged over two floors and benefits from gas central heating and briefly comprises: a welcoming entrance porch being the perfect space to store shoes and coats. The porch leads into the light entrance hallway with stairs rising to first floor and useful storage cupboard. Off the hallway leads into the modern kitchen with plenty of preparation space and serving hatch to the dining room. The living room is light and spacious and an archway leads in to the dining room which enjoys patio doors with access to the garden. The reception space is the perfect hub of the home to entertain family and friends.

To the first floor are three bedrooms and a family bathroom. The rooms to the rear elevation enjoy glorious views of the countryside and Portmore Golf Course beyond.

To the front of the property is a driveway providing off road parking for two cars. The drive leads to the single garage with up and over door and rear access door to garden. There is a fenced front garden with a variety of established plants. A side access gate leads to the rear garden which is fully enclosed and offers a high degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining and to enjoy a barbecue with family and friends or an ideal space for children to play and pets to potter.

Overall this truly is a wonderful home and opportunity for first time buyers or families to enjoy a home in the convenient and sought after location of Woolbarn Lawn, Whiddon Valley.





## 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 PORCH

3'08 x 3'04

Entrance porch with useful cupboard, vinyl flooring. UPVC double glazed window to front elevation.

## ENTRANCE HALLWAY

A welcoming entrance hallway with stairs to first floor landing, understairs storage, radiator, vinyl flooring.



## KITCHEN

9'01 x 7'07

An attractive fitted kitchen, with UPVC double glazed window and door giving access to the rear garden. Inset stainless steel sink set into work surface with cupboard below. Further matching base units and wall cabinets, space for oven and washing machine and upright fridge freezer, extensive tiling, vinyl flooring.

## DINING ROOM

8'05 x 7'01

A light dining room with UPVC double glazed patio doors to the garden, serving hatch to the kitchen, radiator, fitted carpet.

## LIVING ROOM

12'02 x 11'04

UPVC double glazed window overlooking the established front garden. A cosy living room with feature gas fire making a lovely focal point to the room, fitted cupboard, radiator, fitted carpet.



## BEDROOM ONE

12'09 x 8'05

A double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.



## **BEDROOM TWO**

6'08 x 11'07

UPVC double glazed window to rear elevation overlooking the garden, with views of the countryside beyond. Radiator, fitted carpet.

## **BEDROOM THREE**

16'02 x 5'11

UPVC double glazed window to front elevation, cupboard housing the gas fired boiler and further fitted double wardrobe, radiator, fitted carpet.

## **BATHROOM**

5'11 x 6'07

A three piece white suite comprising panelled bath with shower over in a tiled surround, WC, wash hand basin, heated towel rail, extensive tiling, vinyl flooring, UPVC double glazed window to rear elevation.



## **OUTSIDE**

To the front of the property is a driveway providing off road parking for two cars. The drive leads to the single garage with up and over door and rear access door to the garden. The garage has light and power connected.

There is a fenced front garden with a variety of established shrubs and plants. A side access gate leads to the rear garden which is fully enclosed and offers a high degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for a table and chairs and to enjoy a barbecue with family and friends or an ideal space for children to play and pets to potter.

## **SINGLE GARAGE**

18'03 x 9'05

Up and Over door. Power and lighting connected. Rear pedestrian door leading to the garden.

## **VIEWING ARRANGEMENTS**

Viewing strictly via the Agent, please call our office on 01271 379 314.

## **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.

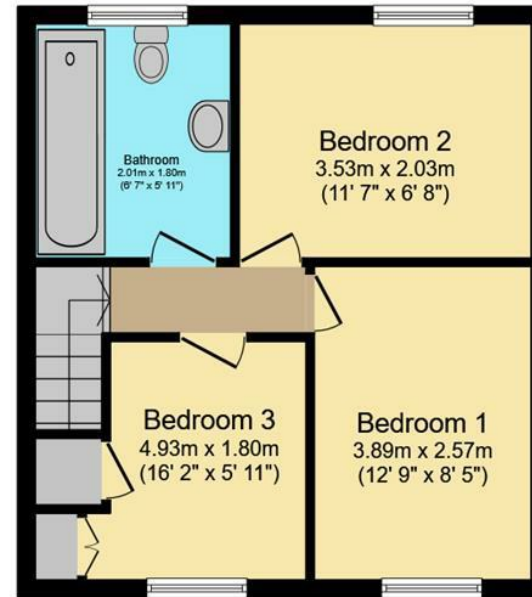






### Ground Floor

Floor area 57.4 m<sup>2</sup> (617 sq.ft.)



### First Floor

Floor area 38.6 m<sup>2</sup> (415 sq.ft.)

**TOTAL: 95.9 m<sup>2</sup> (1,033 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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