



10 Weirside Way, Barnstaple, EX32 7RB

Asking Price £290,000

Discover your dream home: Stunning 3-bed semi near Yeo Valley woods & town center. Driveway, integral garage. Spacious living, west-facing garden, sizable patio. Ample kitchen. Generous bedrooms, family-perfect. Act now.

Description

This stunning 3-bedroom semi-detached property offers an exceptional location just a short stroll from the beautiful Yeo Valley woods. Additionally, it's conveniently situated within a level walking distance to the town centre. The property features a driveway accommodating 2-3 cars and an integral garage.

Inside, you'll find a spacious living/dining room, perfect for entertaining guests or relaxing with family. Sliding Doors from the lounge lead you into the large west-facing garden. The Garden is ideal for enjoying the sunshine, complete with a sizeable patio area for your garden furniture and BBQ, overlooking a generous lawn area.

The kitchen is another highlight of this home, providing ample space for cooking and hosting. The integral garage not only offers secure parking but also has power for appliances, keeping your white goods out of sight. An internal door provides easy access to these items.

All three bedrooms are generously sized, ensuring no disputes over room selection. The family bathroom, partially tiled for easy maintenance, provides a perfect space to unwind.

With its fantastic location, ample parking, 3 double bedrooms, large garden and well-designed interior, this property is an ideal family home.

Living / Dining Room 19'7" x 14'0" (5.97 x 4.27)



Kitchen 10'5" x 7'8" (3.18 x 2.34)



Bedroom 1 13'8" x 9'6" (4.19 x 2.90)



Bedroom 2 10'9" x 9'6" (3.28 x 2.90)

Bedroom 3 9'6" x 9'6" (2.90 x 2.90)



Bathroom



Garage 15'10" x 7'8" (4.83 x 2.36)

Gardens



Property Information

Council Tax Band - B

EPC - C

Mains electric, gas, water and sewerage

Measurements

While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

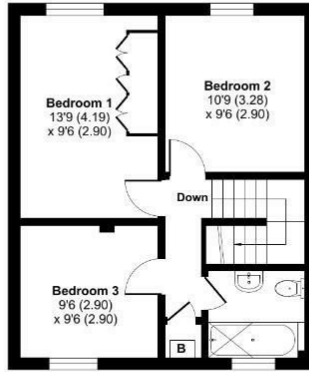
Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan

Weirside Way, Barnstaple, EX3

Approximate Area = 892 sq ft / 82.8 sq m
 Garage = 119 sq ft / 11 sq m
 Total = 1011 sq ft / 94 sq m
 For identification only - Not to scale



FIRST FLOOR

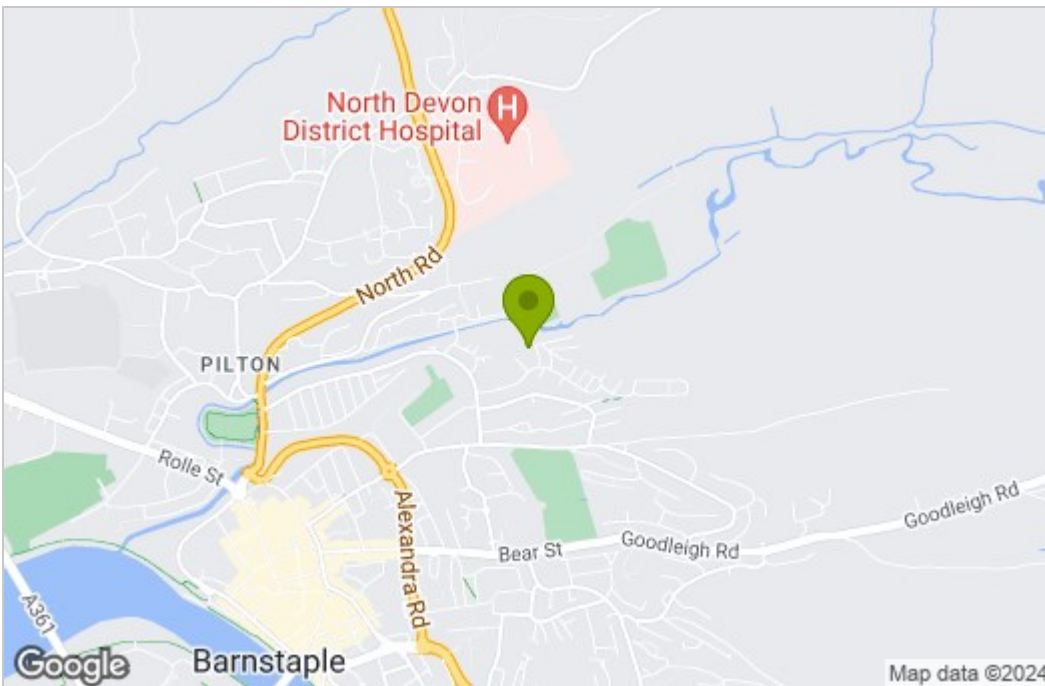


GROUND FLOOR

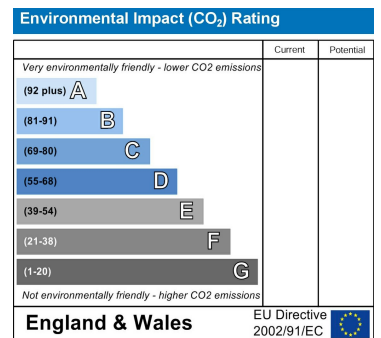
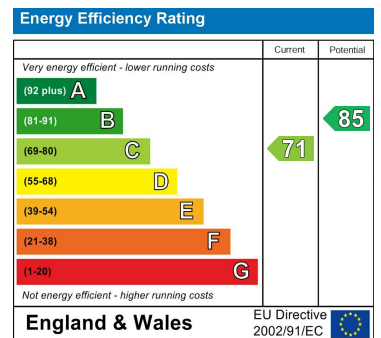


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1123555

Area Map



Energy Efficiency Graph



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