

GROUND FLOOR



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2 Bedroom Detached Bungalow

23 Walton Way, Barnstaple, EX32 8AE

Asking Price

£250,000

- No Ongoing Chain
- Front & Rear Gardens
- Garage & Off Road Parking
- Popular Location
- Gas Central Heating

Directions

Leaving Barnstaple from the town centre, follow the A3125, upon reaching the roundabout, take the second exit onto Barbican Road. Carry on to the next roundabout and take the 1st exit onto Victoria Road, follow the road to the left to the next roundabout. Take the first exit onto Constitution Hill and take the second right onto Sowden Lane, follow up the hill and number 23 will be found on your right hand side with a for sale board displayed.

**Looking to sell? Let us
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for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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Room list:

Entrance Hall

Sitting Room

4.80 x 3.52 (15'8" x 11'6")

Kitchen

2.80 x 2.22 (9'2" x 7'3")

Sun Room

2.73 x 1.84 (8'11" x 6'0")

Bedroom 1

3.72 x 3.04 (12'2" x 9'11")

Bedroom 2

3.94 x 3.04 (12'11" x 9'11")

Bathroom

2.53 x 2.07 (8'3" x 6'9")

Garage

5.26 x 2.65 (17'3" x 8'8")

Overview

Situated in this sought after area is this 2 bedroom bungalow. Benefiting from off road parking, garage and a private rear garden, the property offers great potential.

The internal accommodation briefly comprises: entrance hall, sitting room offering a good size room with feature fireplace, off this room is the kitchen with an ample range of wall and base units with working surfaces over a door from the kitchen leads into the Sun Room. The bathroom has a fitted coloured 3 piece suite comprising of bath, WC and wash hand basin and airing cupboard.

There are two double bedrooms, with one situated at the front with fitted wardrobes and bedroom 2 situated at the rear overlooking the garden with French doors leading out.

The bungalow is situated by nearby Barnstaple the ancient borough and administrative centre for North Devon being about 2 miles to the north offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, theatre, leisure centre and Tarka Tennis Centre. From Barnstaple there is direct access on to the A361/North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to junction 27 on the M5 motorway near Tiverton where there is also the Parkway Railway Station. Some 3 to 5 miles to the west of Barnstaple is the dramatic North Devon coastline.

Services

All main services connected

Council Tax band

C

EPC Rating

TBA

Tenure

Freehold

Viewings

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



Outside

Outside the property has a nice front garden laid to lawn and at the rear is a further enclosed, private garden that is again laid to lawn. There is access to the garage from the garden and to the front of the garage is a double length driveway for off road parking.

