



WOOLLIAMS
Property Services

Guide price £365,000
Walton Way, Barnstaple, EX32



4

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



The property was completely refurbished by the current owners in 2022, creating a stylish and comfortable home while retaining the flexibility that makes the layout so appealing. One of the real highlights is the lower-ground floor, which is currently being used as a self-contained studio apartment and is successfully rented out. Equally, this space could make a superb annexe for a relative or dependent, a generous home office or hobby space, or simply be incorporated into the main house to create a fabulous single-family dwelling. The accommodation offers four bedrooms and two bathrooms, with the split-level arrangement providing an interesting sense of separation between the different living areas. There is also parking for three vehicles – a particularly useful feature for a home with this amount of accommodation.

Step inside this deceptively spacious split-level home and prepare to be surprised – from the outside, you'd never guess just how much space lies within. Like a TARDIS, the property unfolds over multiple levels to reveal a wonderfully versatile four-bedroom, two-bathroom home, with plenty of room for modern family living.

The property was completely refurbished by the current owners in 2022, creating a stylish and comfortable home while retaining the flexibility that makes the layout so appealing.

One of the real highlights is the lower-ground floor, which is currently being used as a self-contained studio apartment and is successfully rented out. Equally, this space could make a superb annexe for a relative or dependent, a generous home office or hobby space, or simply be incorporated into the main house to create a fabulous single-family dwelling.

The accommodation offers four bedrooms and two bathrooms, with the split-level arrangement providing an interesting sense of separation between the different living areas. There is also parking for three vehicles – a particularly useful feature for a home with this amount of accommodation.

Situated in a quiet location yet conveniently close to the town, the property offers the best of both worlds: a peaceful setting with everyday amenities and local facilities within easy reach.

With its surprisingly spacious layout, flexible lower-ground accommodation, recent full refurbishment, generous parking and no ongoing chain, this is a home that really needs to be viewed to be appreciated.

Entrance Porch *2.05m x 1.60m (6' 9" x 5' 3")*

Composite front door off, a double aspect room with three windows, laminate flooring.

Entrance Hall

Front door off, access to loft space, radiator, built-in storage/boiler cupboard housing a wall-mounted ideal gas fire boiler, laminate flooring.

Lounge *5.29m x 3.59m (17' 4" x 11' 9")*

UPC double-glazed French doors with full height windows either side leading to balcony. Wall recess for flatscreen television, radiator, access to.

Kitchen *3.04m x 2.28m (10' x 7' 6")*

Re-fitted with a range of white units and oak worktops comprising an inset 1 1/2 single drainer sink unit with mixer tap and cupboards below. Work surface with inset ceramic hob and built-in oven, drawers and cupboards below. Working surface with cupboard and space below with plumbing for washing machine. Range of wall units, integrated fridge/freezer and dishwasher.

Balcony *7.14m x 2.33m (23' 5" x 7' 8")*

Composite deck flooring with balustrade and glass panels.

Bathroom *2.56m x 1.82m (8' 5" x 6')*

With a white suite and extensively tiled walls, this room comprises a bath with tiled wall area, shower screen and shower attachment. Vanity wash hand basin with mixer tap and cupboard below, close-coupled WC, radiator, laminate flooring.

Bedroom 3 *3.59m x 3.29m (11' 9" x 10' 10")*

Radiator, fitted carpet.

Bedroom 4/Study 3.43m x 2.56m (11' 3" x 8' 5")

Two windows, radiator, laminate flooring.

Lower Floor Hall

Staircase off

Bedroom 2 3.57m x 3.07m (11' 9" x 10' 1")

Radiator, under stairs cupboard, laminate flooring.

Master Bedroom 1 4.08m x 3.44m (13' 5" x 11' 3")

Radiator, fitted carpet, open access step to lower sitting area.

Sitting Area 3.53m x 1.89m (11' 7" x 6' 2")

Radiator, two deep walk-in storage cupboards.

En-Suite Shower Room 3.35m x 0.88m (11' x 2' 11")

White suite with deep walk-in shower cubicle with folding glass doors and shower unit. Vanity wash handbasin with mixer tap and cupboard below, close-coupled WC, heated towel rail, extensive wall tiling.

Annexe Kitchenette/Utility Room 2.10m x 1.86m (6' 11" x 6' 1")

Inset single sink unit with mixer tap, space below with plumbing for washing machine, wall unit, small breakfast bar, UPVC double-glazed door to rear, radiator.

Detached Garage 5.29m x 2.47m (17' 4" x 8' 1")

Metal up and over door, light and power connected.

Outside

At the front of the bungalow, a driveway leads to the detached garage, adjacent to here is a further gravel hardstanding area suitable for another two vehicles. There is a small area of lawn between the garage and the property with steps leading down to the rear. The rear garden has been created for ease of maintenance with an extensive gravel area and central pathway, a paved sitting area and a further concrete patio. The garden offers a sunny aspect in the afternoons and a large degree of privacy.

Services

Mains water, gas, electricity and drainage connected.

Tenure

Freehold

Council tax

Band - D

EPC

Rate - C

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Informtion

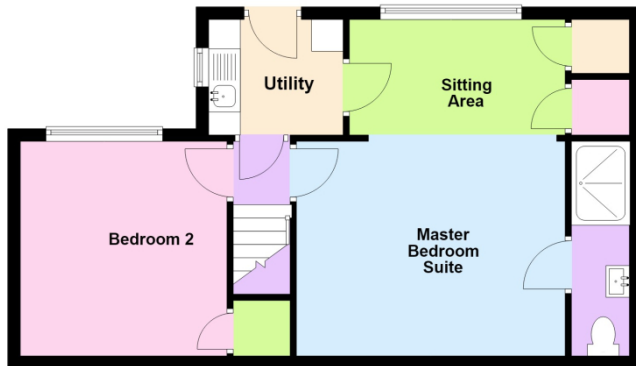
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

what3words//Zoos.odds.standard



Split Level Lower Ground Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: BARNSTAPLE, EX32

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

