



WOOLLIAMS

Property Services

Guide price £160,000
Walnut Way, Barnstaple, EX32



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Upon entering, the property provides a welcoming lounge with a comfortable and versatile living space. To the rear is a well-appointed, good-sized kitchen with ample room for everyday dining and storage, together with a door providing direct access to the enclosed rear garden. The garden is predominantly paved, creating a practical and easy-to-maintain outdoor space, ideal for enjoying some al fresco seating or entertaining during the warmer months. Upstairs, the property benefits from two good-sized bedrooms, complemented by a family bathroom. This attractive home combines well-proportioned accommodation with a convenient location and manageable outside space, making it an appealing choice for those looking to take their first step onto the property ladder or for investors seeking a property with strong rental potential.

Situated in the popular residential area of Whiddon Valley, this well-presented two-bedroom end-terrace house offers well-proportioned accommodation, a low-maintenance enclosed garden and an excellent opportunity for first-time buyers or investors.

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Entrance Porch

Covered entrance porch with access to the meter cupboard.

Lounge *3.94m x 3.94m (12' 11" x 12' 11")*

UPVC double glazed front door off, staircase to 1st floor, two under stairs cupboards, TV point, electric radiator, fitted carpet.

Kitchen *3.94m x 2.19m (12' 11" x 7' 2")*

Half glazed door off. The kitchen has been refitted with a range of white high gloss units comprising inset single drainer sink unit with cupboards and space below and plumbing for washing machine. Working surface with drawers below, working surface with cupboard below, space for cooker, further working surface with cupboards and space below. Two double wall units, tiled walls, UPVC double glazed door to rear, vinyl floor covering.

First Floor Landing

Fitted carpet extending to the stairs, access to loft space.

Bedroom 1 *3.94m x 3.15m (12' 11" x 10' 4")*

Two windows enjoying country glimpses, cupboard housing factory light cylinder, electric radiator, fitted carpet.

Bedroom 2 *2.95m x 2.01m (9' 8" x 6' 7")*

Electric radiator, fitted carpet.

Bathroom *1.84m x 1.74m (6' x 5' 9")*

Having a white suite and fully tiled walls comprising a panelled bath with mixer tap and shower attachment, glazed shower screen. Pedestal wash handbasin, WC, vinyl floor covering.

Outside

There is a gravel front garden area bordered by a picket fence with a pedestrian gate and pathway providing access to the front door. The rear is an enclosed garden, predominantly paved with a pedestrian side gate. Communal parking available, but there are no allocated spaces.

Services

Mains water, electricity, and drainage connected.

Tenure

Freehold

EPC

Rating E

Council Tax

Band A

Viewings

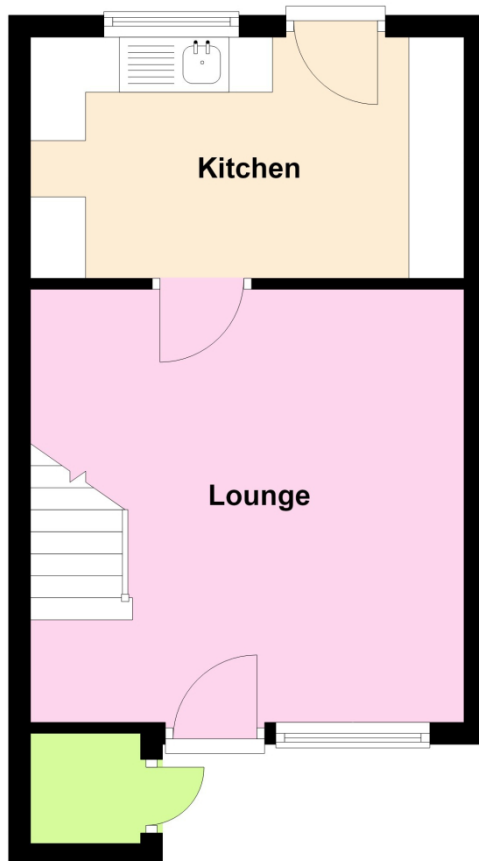
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

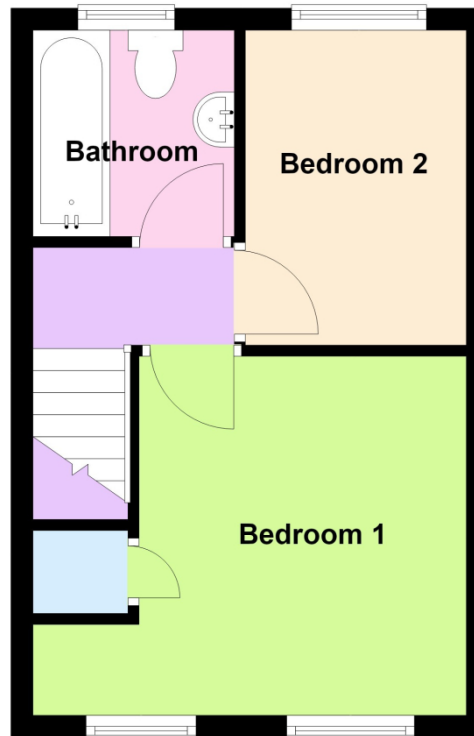
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	49	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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