

JOSE BILAO



Westacott Meadow

Barnstaple, EX32

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price:

£ 160,000



AT A GLANCE

A well-presented two-bedroom ground floor flat offering practical and comfortable living within a quiet residential development in Barnstaple. Arranged with flexible living space and practical features throughout, this property is ideal for first-time buyers, investors or those seeking a low-maintenance home with strong rental appeal.

Located close to local amenities, transport links and scenic countryside walks, the home combines convenience, ease of access and pleasant communal surroundings. Communal gardens and off-street parking add to its everyday appeal.

KEY FEATURES

- Ground floor two-bedroom flat
- Approx. 579 sq ft of accommodation
- Chain-free sale
- Bright lounge / dining area
- Modern fitted kitchen
- Communal gardens
- Communal parking
- Convenient edge of town location
- Strong appeal to first-time buyers or investors



Property Description

Positioned on the ground floor of a well-maintained residential development, this flat delivers a thoughtful and functional layout. A naturally bright lounge and dining area forms the heart of the home, offering flexibility for everyday living and informal entertaining.

The modern kitchen provides generous storage and space for essential appliances, balancing practicality with a clean, contemporary finish.

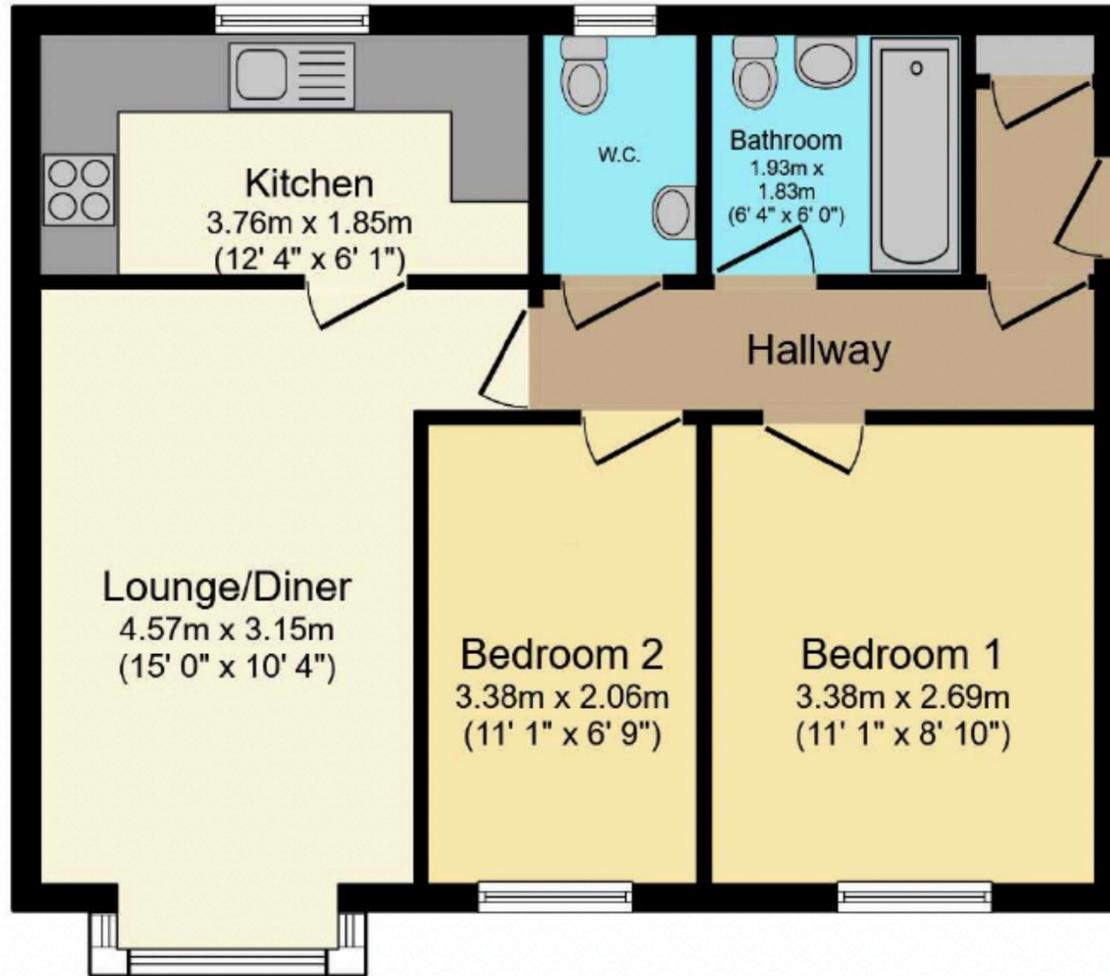
There are two well-sized bedrooms, both offering comfortable accommodation for everyday use, guests or tenants. A three-piece family bathroom completes the internal layout, presented in a practical, easy-to-maintain format.

Externally, residents benefit from communal gardens to the rear, providing a pleasant outdoor space, as well as ample communal parking — a valuable asset for occupiers and tenants alike.

With its accessible ground-floor position, balanced layout and low-maintenance setting, this property represents a solid and flexible purchase in an established area







Floor Plan
Floor area 53.8 m² (579 sq.ft.)

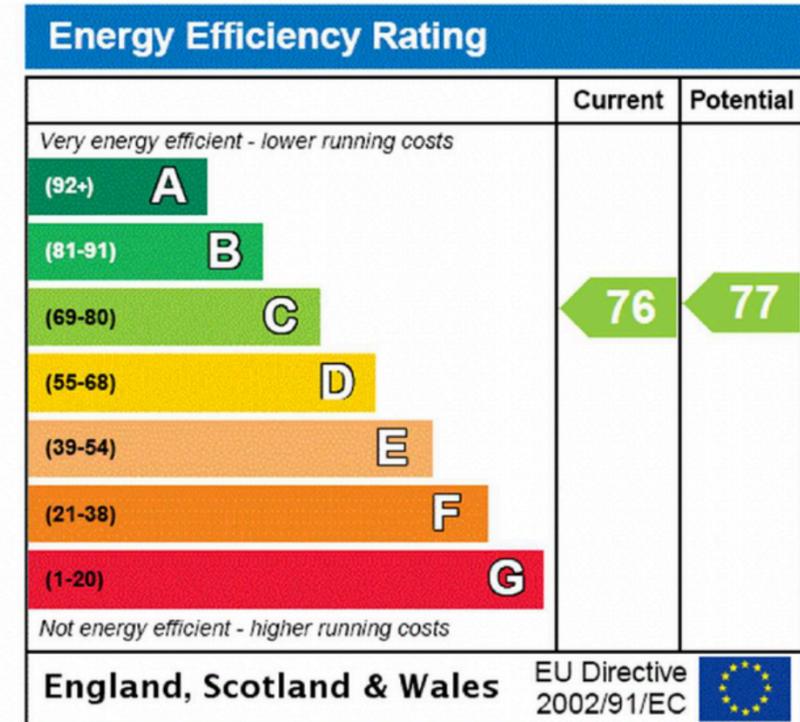
TOTAL: 53.8 m² (579 sq.ft.)

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

Technical Information

The floorplan shows a practical and balanced configuration with well-proportioned rooms and easy circulation — ideal for everyday living or rental layouts.

- Approx. 579 sq ft internal space
- Two bedrooms and dedicated living areas
- Efficient design maximising usable space



Local Amenities & Lifestyle

Situated in Barnstaple, this home enjoys a setting that is both residential and accessible. Westacott Meadow is close to local conveniences while offering a quieter lifestyle within reach of everyday amenities.

- Local shops and services within walking distance
- Bus links connecting to Barnstaple town centre
- Easy access to supermarkets, cafés and community facilities
- Scenic countryside and walking routes nearby

Transport & Connectivity

Westacott Meadow is well positioned for both local and regional travel. Barnstaple town centre is easily accessible, offering regular bus services, a mainline rail connection via the Tarka Line to Exeter St Davids, and onward routes to the wider South West and London. Road access is straightforward, with the A361 North Devon Link Road providing direct connections towards Tiverton and the M5 motorway, while the A39 links to surrounding towns and the North Devon coastline.



Viewings and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries



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