# Westwood

STAGS

# Westwood

Prixford, Barnstaple, Devon, EX31 4DX

Barnstaple - 10 minutes by car

## A detached residence in sizeable grounds, located on the fringe of a favoured village, not far from the coast

- Village location
- Spacious accommodation
- Within easy reach of Town, Countryside & Coast
- Freehold
- Private position
- No onward chain
- Off Road Parking & Garage
- Council Tax Band E

## Offers In Excess Of £497,500

### SITUATION & AMENITIES

Westwood is nestled in the heart of the popular rural village of Prixford. Barnstaple is about 3 miles and as the Regional Centre is located along the banks of the rivers Taw and Yeo and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. From Barnstaple the North Devon Link Road leads through to Junction 27 of the M5 Motorway in about 45 minutes and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Barnstaple rail head provides a link to the National railway system. The North Devon coast is within easy reach and the sandy, world renowned surfing beaches at Saunton (also with Championship Golf Course), Croyde Bay, Putsborough and Woolacombe are all readily accessible. The sought after village of Braunton is also within easy travelling distance and nearby there are footpaths allowing access to many miles of rambling over open countryside and some superb scenery.

## DESCRIPTION

Westwood is a delightful individual detached chalet-style residence, which presents elevations of painted render and double glazing under a tiled roof. The property is believed to have been built in the early 1970's but has been extended and remodelled in recent years. The versatile accommodation is surprisingly vast and comprises, on the Ground Floor; Entrance Hall, Study, Cloakroom, Sitting/Dining Room, Front Living Room, Eat-In Kitchen, Second Hallway, Shower Room, Bathroom, Utility Room and Two Double Bedrooms. To the First Floor there is a spacious Main Bedroom with En-Suite Bathroom and eaves storage. Externally there are well stocked and presented front and rear gardens, terrace, storage, summer house, ample off street parking and a garage.

## ACCOMMODATION

A generous sized entrance hall leads into the impressive living room and dining area. This space benefits from a cosy wood-burning stove, set within a brick surround. The large windows offer lovely views of the rear garden and allows an abundance of natural light to flood the interior spaces. The kitchen/breakfast room includes tiled flooring, a range of well-crafted wooden units with granite worktops and quality integrated appliances. The ground floor includes two double bedrooms, each providing even more versatility to this lovely home. A further sitting room provides an additional area for the family, while the study offers a versatile room which can also be used as a fourth bedroom. The ground floor is completed by a 3-piece family bathroom, separate shower room and utility room with space for white goods.

On the first floor is the impressive principal bedroom and includes an en-suite bathroom.

## OUTSIDE

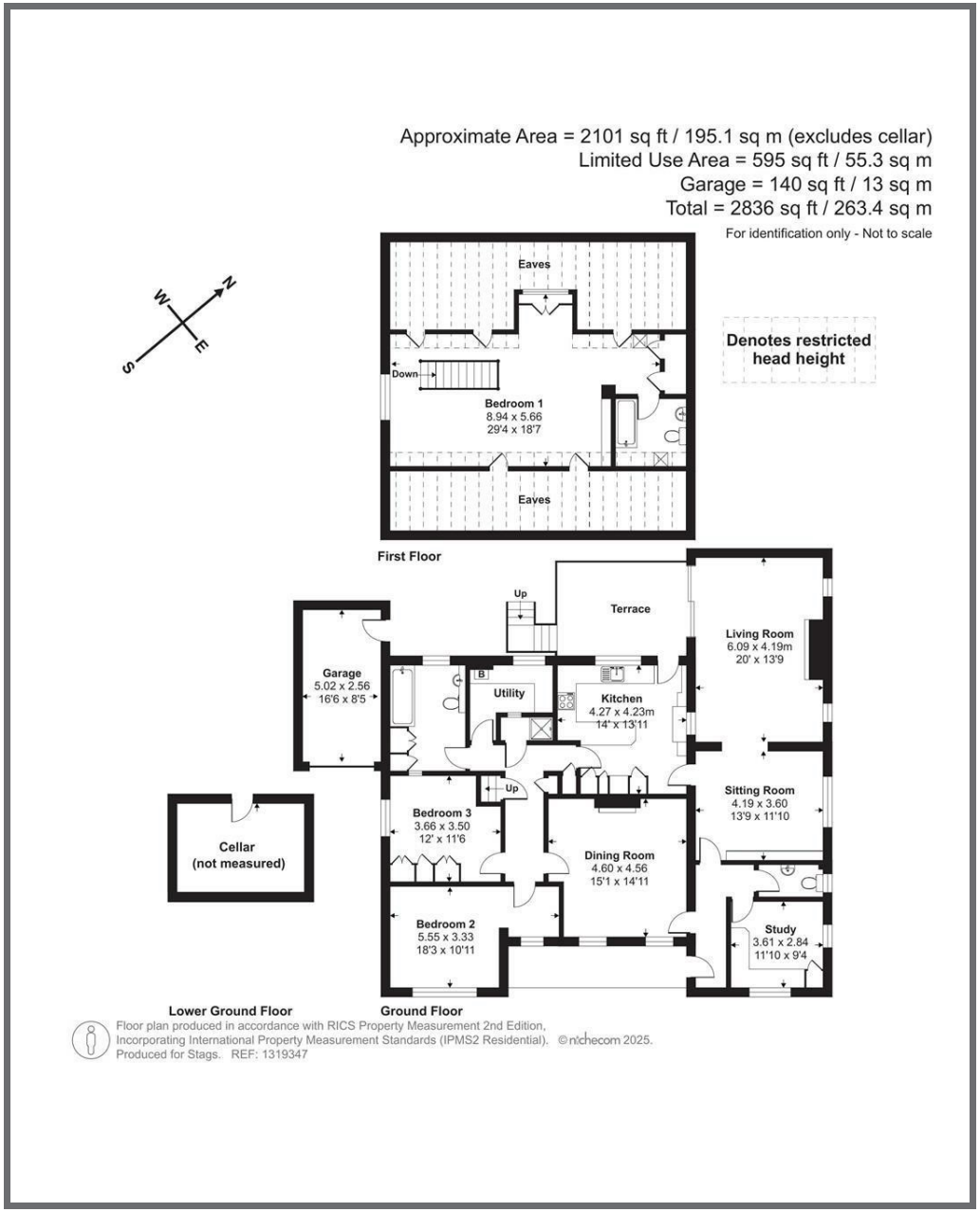
Outside, the rear garden is delightful and very private, featuring a level lawn that is surrounded by an assortment of plants, mature trees and shrubs. There is a useful storage room located under the property and a summer house provides an area for relaxation or to store garden furniture etc.

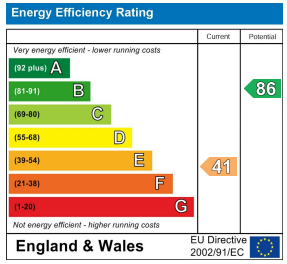
To the front is a well-stocked and well-presented front garden, off-road parking and a single garage.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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