



WOOLLIAMS
Property Services

Guide price £230,000
Silverwood Heights, Barnstaple, EX32



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Situated in a popular location just outside the town, this beautifully presented three-bedroom semi-detached house offers spacious and well-maintained accommodation throughout. The property has been tastefully decorated throughout and benefits from a good-sized kitchen, comfortable lounge and a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a lovely garden, providing a great space for relaxing and entertaining, with both a decking area and additional sitting area. The property also benefits from a single garage and off-road parking for one vehicle.

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Offered to the market with no onward chain, this attractive home is ideally suited to families, first-time buyers or those looking for a well-presented property in a desirable location.

Entrance Hall

UPVC double glazed front door off, staircase to 1st floor, under stair cupboard, radiator, laminate flooring.

Cloakroom 1.56m x 1.25m (5' 1" x 4' 1")

Close-coupled WC, wash hand basin, radiator, vinyl floor covering.

Lounge 4.44m x 4.43m (14' 7" x 14' 6")

Feature wall with recess for flatscreen TV, shelves and cupboards. Radiator, under stair cupboard, door to rear garden, fitted carpet.

Kitchen 3.03m x 2.46m (9' 11" x 8' 1")

A double aspect room with a range of units comprising inset single drainer sink unit with mixer tap, drawers and cupboards and space below with plumbing for washing machine. Adjoining work surface for space below and plumbing for dishwasher. Working surface with inset ceramic hob and built-in electric oven. Range of wall units, wall mounted. Viessmann gas-fired combination boiler if you need domestic water and separating system, pat tiled walls, laminate flooring.

First Floor Landing

Fitted carpet extending to stairs, access to loft space, shelved linen cupboard with radiator, radiator, fitted carpet.

Bedroom 1 3.90m x 2.43m (12' 10" x 8')

Radiator, fitted carpet.

Bedroom 2 3.64m x 2.45m (11' 11" x 8')

Radiator, fitted carpet.

Bedroom 3 2.08m x 1.93m (6' 10" x 6' 4")

Radiator, fitted carpet.

Bathroom 1.93m x 1.88m (6' 4" x 6' 2")

Soft cream coloured suite comprising panelled bath with tiled wall area, shower unit. Close-coupled WC, pedestal wash handbasin, radiator, vinyl floor covering.

Attached Garage 5.47m x 2.85m (17' 11" x 9' 4")

Metal up and over door, lights and power connected, plumbing for washing machine, loft storage area, UPVC double glazed personal door to rear garden.

Outside

A drive to the side of the property providing off-road car parking for one vehicle. To the rear is a sunny enclosed garden with a paved patio terrace with steps leading up to a raised gravel area which extends onto a further timber deck sitting area. There is a small implement store outside tap and power point.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band C

EPC

Rating - D

Viewings

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

Useful Information

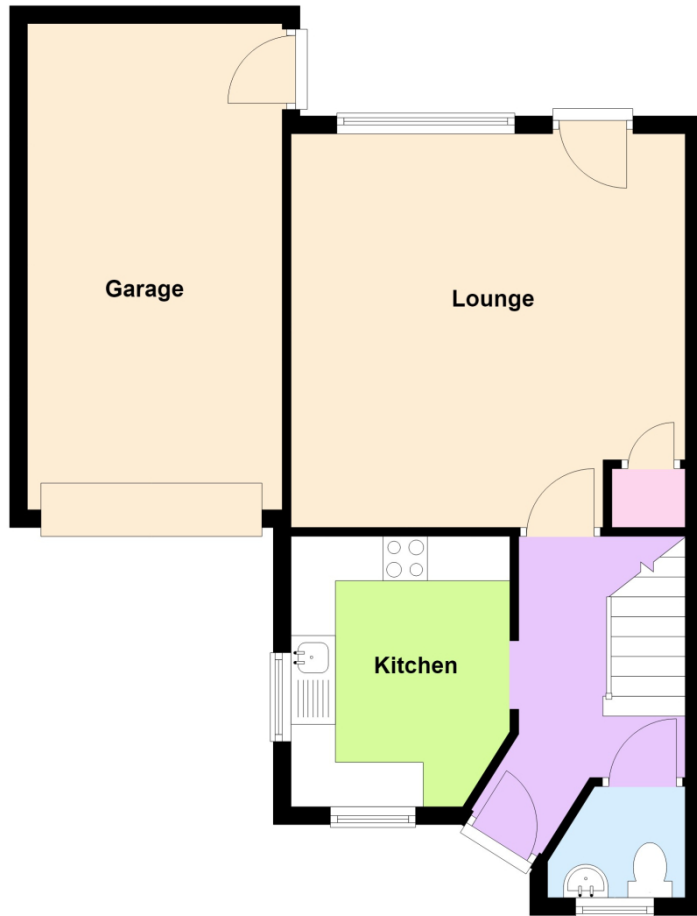
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

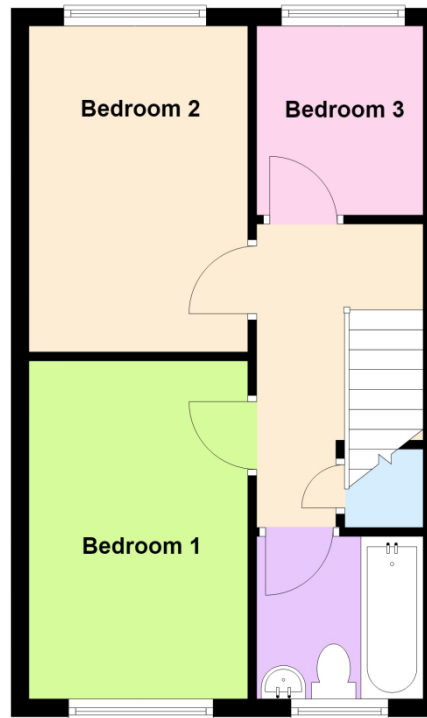
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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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