



WOOLLIAMS
Property Services

Guide price £265,000
Westaway Heights, Barnstaple, EX31



 **3**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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This three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise. The property requires a little updating but benefits from a well-proportioned layout and attractive outdoor space. The ground floor comprises a kitchen and a spacious lounge, with patio doors opening directly onto the rear garden, creating a bright and airy living area. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers three bedrooms and a family bathroom. Externally, the home enjoys a pleasant, well-sized garden, ideal for relaxing or entertaining. The property further benefits from a single garage with a parking space located directly in front, providing off-road parking.

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Perfectly located, the home sits close to scenic countryside walks and the North Devon District Hospital, offering an appealing blend of lifestyle and convenience.

A property that is full of potential—early viewing is highly recommended!

Entrance Hall

Front door off, staircase to 1st floor, laminate flooring.

Cloakroom *2.23m x 0.95m (7' 4" x 3' 1")*

Having a white suite comprising a close coupled W.C, pedestal wash basin, radiator, extractor, and laminate flooring.

Lounge *5.07m x 3.32m (16' 8" x 10' 11")*

Sliding patio doors to rear garden, under stair cupboard, two radiators, fitted carpet and laminate flooring.

Kitchen *3.18m x 2.77m (10' 5" x 9' 1")*

Range of cream coloured cottage style units comprising inset one and a half bowl sink unit with mixer tap, cupboards and space below with plumbing for a washing machine. Working surface with drawers and cupboards below, inset gas hob and built-in oven, range of wall units, cupboard concealing ICOS gas fired boiler feeding domestic hot water and central heating system, cooker hood, parts tiled walls, radiator, laminate flooring.

First Floor Landing

Fitted carpet extending to the stairs.

Bedroom 1 *3.89m x 2.89m (12' 9" x 9' 6")*

Access to loft space, radiator, fitted carpet.

Bedroom 2 *2.87m x 2.68m (9' 5" x 8' 10")*

Radiator, fitted carpet.

Bedroom 3 *2.15m x 1.80m (7' 1" x 5' 11")*

Radiator, airing cupboard housing factory lagged cylinder.

Bathroom *2.16m x 1.68m (7' 1" x 5' 6")*

White suite comprising a bath with mixer tap, fully tiled wall area, glazed shower screen and Mira Sport shower unit. W.C, pedestal wash hand basin with mixer tap, extraction unit, radiator, laminate flooring.

Detached Garage *5.07m x 2.68m (16' 8" x 8' 10")*

Up and over door, personal door to rear garden, light and power connected, loft storage area.

Outside

There are two small areas of grass to the front of the property whilst the left left-hand side is a pedestrian gate which provides access to an enclosed level side and rear garden. Within the side garden is a small metal implement store, and a pathway which extends around the side of the property. At the end of the garden a pedestrian door provides access to the garage. In front of the garage is a parking space for this property.

Services

Mains water, electricity, gas, and drainage connected.

Council Tax

Band - Band C Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Rating - C

Tenure

Freehold

Viewings

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

Useful Information

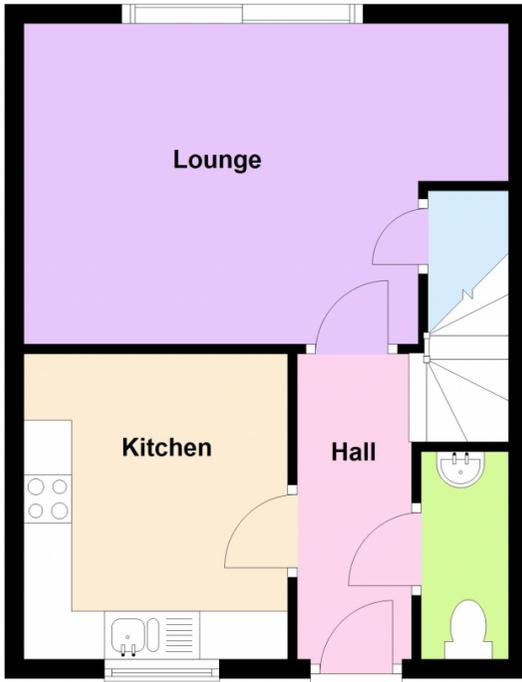
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

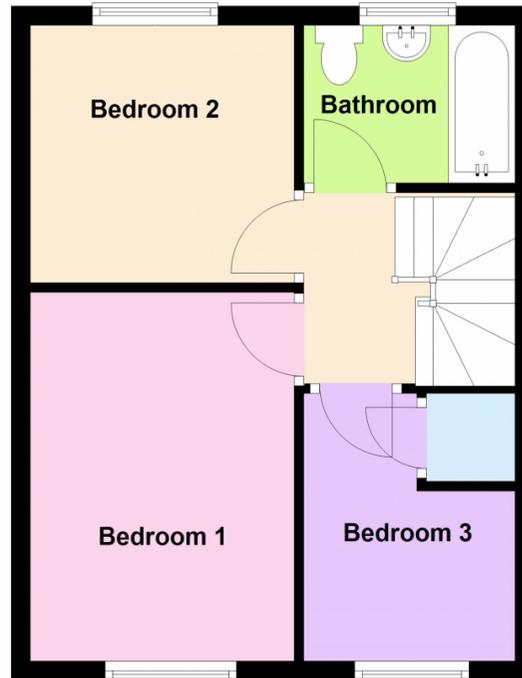
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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