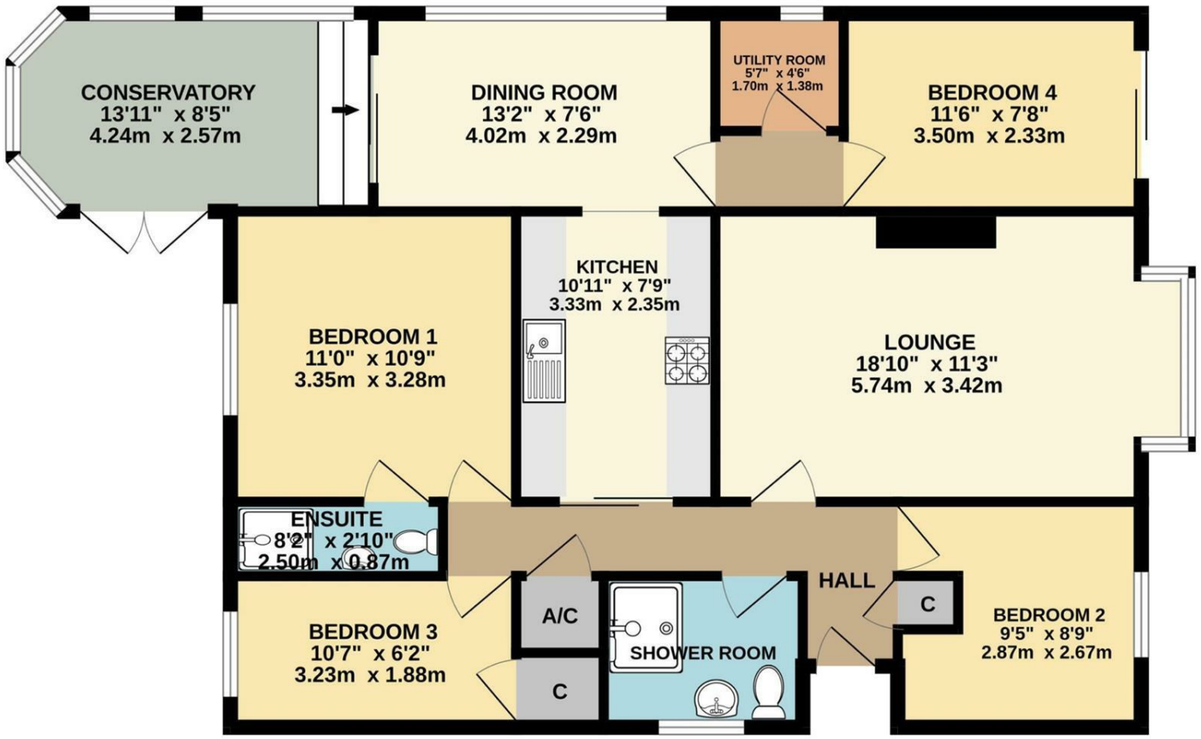
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR



Directions

Head out of town towards the North Devon Link Road. Proceed along Easter Avenue, take the first exit on the Tescos roundabout proceeding along Whiddon Drive, passing the chicanes, then turning left into Woodland Close, follow the road down to the bottom of the hill, where No 38 will be situated on your left.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

Detached 4 Bed Bungalow

Guide Price
£280,000

38 Woodland Close, Barnstaple, EX32 0EG

- NO CHAIN
- FOUR BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- PRIVATE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- CONSERVATORY
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Barnstaple 01271 327878 • Braunton 01271 814114
www.phillipsland.com barnstaple@phillipsland.com

Property Description & Auction

Stepping into the property, the welcoming entrance hall provides access to all principal rooms, creating a practical and well-balanced layout. Positioned to the front of the home, the generous lounge is filled with natural light from a large picture window and offers an attractive focal fireplace together with ample space for a variety of seating arrangements, making it an ideal room for both everyday living and entertaining.
The kitchen is fitted with a comprehensive range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated cooking appliances are provided together with generous worktop preparation space and excellent storage, whilst the open archway leads naturally through into the adjoining dining room.
The dining room comfortably accommodates a family-sized table and chairs, creating an excellent social space for everyday meals and entertaining guests alike. Sliding doors open directly into the impressive conservatory, substantially extending the living accommodation. Flooded with natural light through its glazed elevations and vaulted ceiling, this versatile room enjoys delightful views across the rear garden and provides an ideal additional reception room throughout much of the year.
Located adjacent to the dining area is a useful utility room offering additional worktop space, shelving and room for appliances, together with a window providing natural light and ventilation.
The bungalow benefits from four bedrooms, providing flexibility for families, guests or those requiring a home office. The principal bedroom is a spacious double and enjoys the advantage of a private en-suite shower room. Bedroom two is another comfortable double overlooking the front of the property, whilst bedrooms three and four are ideal as guest accommodation, children's bedrooms or dedicated study spaces depending on individual requirements.
The family shower room has been modernised with a contemporary three-piece suite comprising a large walk-in shower enclosure, low-level WC and vanity wash hand basin finished with attractive wall tiling.

Services
All Mains Services Connected

Council Tax band
C

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878

Outside & Surrounding Area

To the front, the property is approached over a generous tarmac driveway providing off-road parking for several vehicles. The remainder of the frontage has been designed for ease of maintenance with attractive planting and gated side access leading to the rear garden.
The enclosed rear garden offers an excellent degree of privacy and has been thoughtfully landscaped to create a wonderful outdoor space. A substantial raised composite-style deck with contemporary glass balustrading provides an ideal seating and entertaining area directly accessed from the conservatory, enjoying lovely views across the garden. Beyond lies an attractive level artificial lawn bordered by mature shrubs, colourful planting and established trees, creating a peaceful setting for relaxing or entertaining throughout the warmer months.

Woodland Close is situated within a popular residential area on the eastern side of Barnstaple, conveniently positioned for access to a wide range of everyday amenities. Nearby are supermarkets, schools, leisure facilities and regular public transport links, whilst Barnstaple town centre offers an excellent selection of shopping, restaurants, cafés and the renowned Pannier Market. The North Devon Link Road (A361) provides straightforward access towards Tiverton and the M5 motorway, while the spectacular beaches of Saunton, Croyde, Woolacombe and Instow are all within comfortable driving distance. The nearby Tarka Trail also offers miles of scenic walking and cycling routes through North Devon.

Room list:

Hall

Living Room
5.74m x 3.42m (18'9" x 11'2")

Kitchen
3.33m x 2.35m (10'11" x 7'8")

Dining Room
4.02m x 2.29m (13'2" x 7'6")

Bedroom 1
3.35m x 3.28m (10'11" x 10'9")

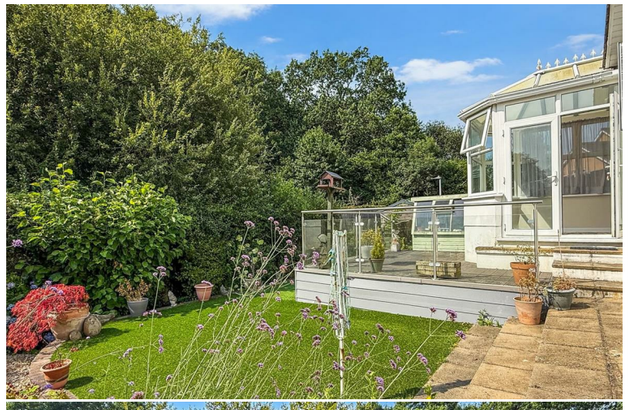
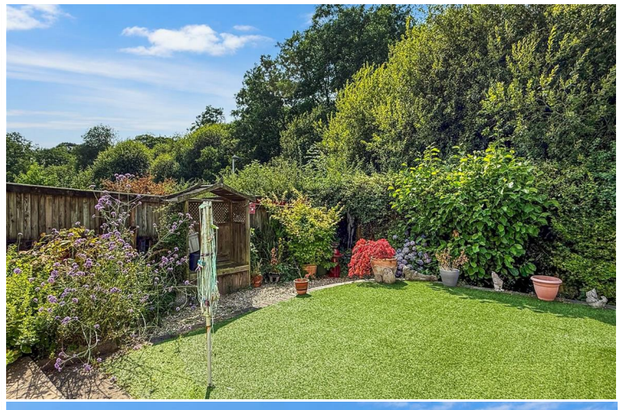
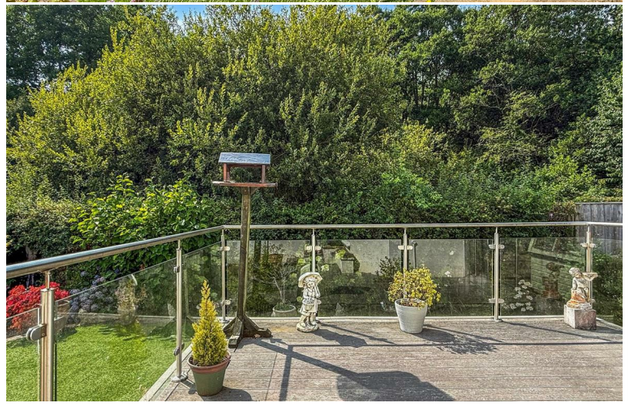
Ensuite
2.50m x 0.87m (8'2" x 2'10")

Bedroom 2
2.87m x 2.67m (9'4" x 8'9")

Bedroom 3
3.23m x 1.88m (10'7" x 6'2")

Bedroom 4
3.50m x 2.33m (11'5" x 7'7")

Shower Room
1.95m x 1.58m (6'4" x 5'2")

Conservatory
4.24m x 2.57m (13'10" x 8'5")

Utility Room
1.70m x 1.38m (5'6" x 4'6")