



Westfield House 24 Westfield Avenue, Sticklepath, Barnstaple, Devon,

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Chartered Surveyors | Residential & Commercial Consultants





## Westfield House 24 Westfield Avenue, Sticklepath, Barnstaple, Devon, EX31 2DZ

### £525,000

Large, well presented detached 5/6 bed house. Benefitting from an attached annexe suitable for elderly parent or dependent relative. Property has been recently refurbished throughout. Provides good quality kitchens and bathrooms with excellent living space for dual family occupancy. Property is located close to Barnstaple town centre. Access onto driveway leading up to a large garage. Entrance into lobby and into hallway with runs off to two spacious lounges. Ideal for two family occupation, dining room, downstairs WC, modern fully fitted kitchen. The annexe is off the main lounge but also has its own entrance through the garage or to the rear. The annexe provides a kitchen/shared utility with the main house with bedroom and its own adapted ensuite bathroom.

On the first floor is a spacious landing with the bedrooms off. Two family bathrooms, 5 double bedrooms, some which have excellent views over the rooftops to the town and to the countryside beyond with the River Taw in view. Property has gas central heating and is fully double glazed.

A new tarmac driveway leads up to the front of the garden and a large garage (with electric doors). Seating area that benefits from the evening sun. Side access to rear garden with large garden shed. Spacious rear lawn garden with surrounding mature hedgerows, raised beds and seating patio areas.

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5 Bedroom Detached House  
1 Bedroom Annexe  
Large Garage  
Two Lounges  
Spacious Family House  
Good Size Garden  
Good Quality Throughout

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## Front Door into Lobby

### Hallway

With separate w.c.

### Lounge

7.31m (into bay) x 3.64m (24' 0" x 11' 11")

Light spacious lounge with gas "Living Flame" log fire.

### Dining Room

2.42m x 4.25m (7' 11" x 13' 11")

Bay windows with views to the bridge.

## 2nd Lounge

3.85m x 6.70m (12' 8" x 22' 0")

Sliding patio doors to garden and access back into annexe.

## Kitchen

3.30m x 6.34m (10' 10" x 20' 10")

L shaped room with a fully fitted modern kitchen.

Composite worktops.

Double "Neff" ovens.

Large pantry with a tall integrated fridge.

Double sink (one with waste disposal).

Views over roof tops to town and countryside beyond.

Access to garage.

## Upstairs to Landing

**Bedroom 1**

4.57m x 3.96m (15' 0" x 13' 0")

Fitted wardrobe

Views over River Taw, the town and countryside.

**Bathroom**

1.81m x 2.91m (5' 11" x 9' 7")

Walk in shower WC and Sink

**Bedroom 2**

3.94m x 3.32m (12' 11" x 10' 11")

Outlook to garden.

**Bedroom 3**

3.30m x 3.90m (10' 10" x 12' 10")

Outlook over garden.

**Bathroom**

1.79m x 2.73m (5' 10" x 8' 11")

Modern fitted bathroom with a walk in shower. wc and sink.

**Bedroom 4**

4.23m x 2.14m (13' 11" x 7' 0")

Fitted wardrobe

View of town and countryside, beyond.

**Bedroom 5**

3.28m x 2.34m (10' 9" x 7' 8")

**Annexe (with own separate access)**

Kitchen: 2.40m x 3.90m (7' 10" x 12' 10").

Wheelchair friendly, with wide doors.

Fitted kitchen/utility room with plumbing for washing machine.

Store Cupboard.

Back door to garden.

Access to garage.

Bedroom: 3.51m x 3.71m (11' 6" x 12' 2")

Double Bedroom with fitted wardrobe.

Direct access to garden.

Ensuite Wet Room - Fully fitted wet room designed for the elderly with a walk in shower, "Geberit Aqua Clean 800" w.c and sink.

Own separate gas, boiler and central heating.

**Outside**

To the front is a new tarmac driveway leading up to the garage (with electric doors). 3.96m x 8m (13' 0" x 26' 3") Side access leads to a large shed. Combined garden, which can be split in two for an annexe. Large lawn area with surround raised beds. Mature hedges. Two separate patio areas and gate access to pavement.

**Property Facts**

Vendors Status: Needs to find a property

Age of Property: 1930

Approx. Size (SQFT): 2400sqft

Listed: No

Distance to Town: Short walk into Barnstaple Centre

Nearest Primary School: Sticklepath and Town Primary School

Nearest Secondary School: Pilton or Park Community School

Nearest Medical Centre: Town Centre

**SERVICES**

Mains services connected. Gas, water and electric.

Council Tax D

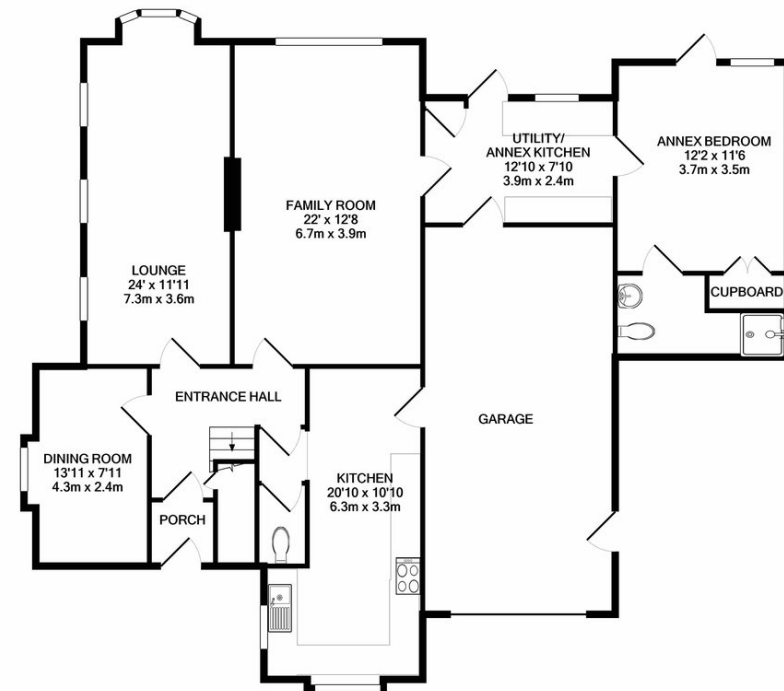
EPC D

Double Glazing.

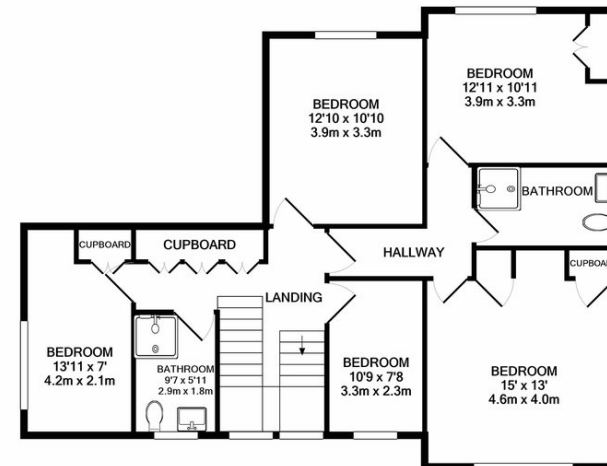
**DIRECTIONS**

From Barnstaple square, travel up Sticklepath hill. Before reaching the top of the hill, turn right onto Westfield Avenue. After a short distance, the property will be found on the left.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 1584 SQ.FT.  
(147.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 906 SQ.FT.  
(84.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2490 SQ.FT. (231.3 SQ.M.)  
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



