



32 Speedwell Close, Whiddon Valley, Barnstaple, Devon, EX32 8PY





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Guide Price £210,000

John Smale & Co are delighted to offer to the market this semi-detached, two-bedroom house, offering fantastic potential to add value. Past the FRONT GARDEN the front door opens to a spacious and inviting LIVING ROOM, with built in storage cupboard underneath the stairs to the first floor, wonderfully bright due to the double glazed, front aspect, window. Door from the living room leads you to a spacious KITCHEN DINER, fitted with storage units', cupboards, gas hob with extractor and space for integrated appliances. Door from the KITCHEN takes you out to the BACK GARDEN, equipped with a SHED and is part paved, part turf - backing on to a small, wooded area. Stairs from the LIVING ROOM lead you to the first floor - with a well-proportioned BATHROOM to your right, complete with bath and shower, toilet and hand basin as well as cupboard with enclosed water tank. Across the hall is the main, DOUBLE BEDROOM with two front aspect windows, low-level built-in storage and space for more, with no onlooking neighbours' windows. HALLWAY then goes to the SECOND BEDROOM, with rear view single window. There is access at the side of the property to the REAR GARDEN which has a patio area as well as lawn, bounded by timber fencing.

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Semi Detached Property
Fantastic Potential To Add Value
Two Double Bedrooms
Well Proportioned Rooms
Cul De Sac Location
Enjoying A High Degree Of Privacy
Wonderful Garden
Allocated Parking
No Onward Chain



Living Room

12' 3" x 14' 0" (3.73m x 4.27m)

Kitchen

8' 11" x 14' 0" (2.72m x 4.27m)

Stairs To First Floor Landing

Bedroom One

7' 10" x 7' 2" (2.39m x 2.18m)

Bedroom Two

10' 9" x 7' 2" (3.28m x 2.18m)

Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

Outside

Mainly laid to lawn with patio area, Garden shed.
Side pedestrian access.

SERVICES

Services: We understand that all mains services are available.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

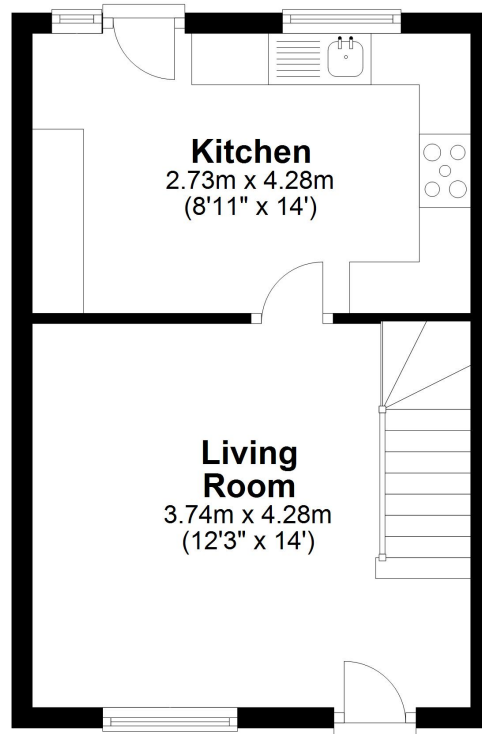
DIRECTIONS

To locate, please follow satnav ref - EX32 8PY.

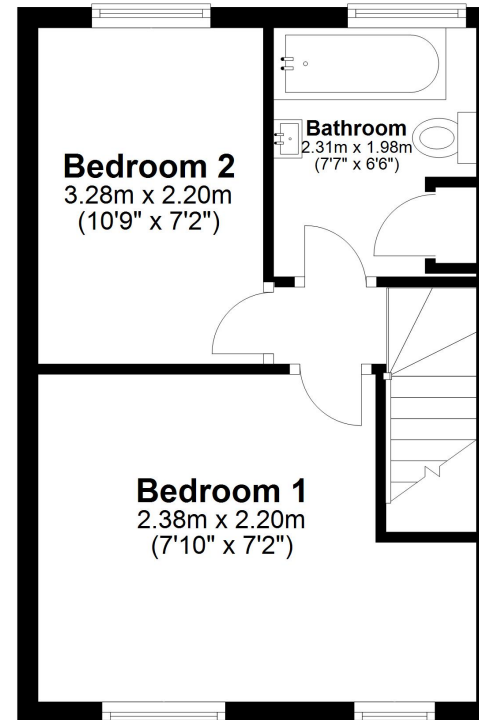
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Ground Floor



First Floor



Total area: approx. 55.9 sq. metres (601.9 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

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