



9 Kestrel Way, Westacott, Barnstaple, Devon, EX32 8QN





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Guide Price £475,000

Set on a generous sized plot in a cul de sac location at the end of this ever popular residential development is this well presented PVC double glazed and gas centrally heated modern house offering spacious and adaptable accommodation which is ideally suited to provide a comfortable family residence!

Briefly the accommodation provides a spacious Entrance Hall with W/C off, Lounge with Conservatory off, Dining Room, Kitchen with Utility Room off, Ground Floor Bedroom with En-Suite facilities (ideal for an elderly relative), whilst to the First Floor is a Master Bedroom with En-Suite facilities, 3 Further Bedrooms and a Family Bathroom. There is a Single Garage and Additional Parking, whilst the Rear Garden being a true feature of the property.

Nearby are local amenities of schooling, shops etc, whilst a regular bus service passing nearby provides access into Barnstaple, North Devon's regional centre which houses the areas main shopping, business and commercial venues.

In all, a superb opportunity to obtain a well presented spacious house offering adaptable 5 bedroomed accommodation with the ability to provide dual family occupation - your early inspection is advised to avoid disappointment!!

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Popular Residential Location
PVC Double Glazing
Gas Central Heating
Adaptable Accommodation
An Ideal Family Residence
Feature Southerly Facing Garden
Garage And Parking
Internal Inspection Advised
Annexe Potential



Double Glazed Entrance Door

With courtesy light over gives access to

Entrance Hall

Coved ceiling, understairs storage cupboard, radiator, carpet. Staircase to first floor.

Separate W/C

7' 1" x 4' 0" (2.16m x 1.22m) PVC double glazed window to rear elevation. Low level flush W/C, wash basin, tiled splashbacks, radiator, vinyl flooring.

Lounge

18' 10" x 11' 3" (5.74m x 3.43m) A through room with PVC double glazed bay window to the front elevation. Feature living flame fireplace with a wooden surround, marble inset and hearth, coved ceiling, TV aerial point, 2 radiators, carpet. Access to

Conservatory

11' 7" x 11' 3" (3.53m x 3.43m) Of PVC double glazed construction on a dwarf wall. Radiator, carpet. Access to exterior.

Dining Room

11' 8" x 10' 6" (3.56m x 3.20m) PVC double glazed window to rear elevation. Coved ceiling, radiator, carpet.

Kitchen

12' 10" x 11' 8" (3.91m x 3.56m) PVC double glazed window to rear elevation. Fitted with a range of units comprising inset one and a half bowl stainless steel sink unit with mixer tap and cupboards under, a range of matching units with work surfaces over, matching wall cupboards, tiled splashbacks, integral oven and hob with cooker hood over, space and plumbing for dishwasher, breakfast bar, telephone point, radiator. Access to

Utility Room

7' 2" x 7' 1" (2.18m x 2.16m) PVC double glazed door and window to rear elevation. Fitted work surface with space and plumbing under for washing machine/tumble dryer. Wall mounted Vaillant boiler serving the domestic hot water and central heating systems, radiator, vinyl flooring.

Ground Floor Bedroom Five

17' 4" x 15' 10" (5.28m x 4.83m) A through room with PVC double glazed window to front elevation and sliding patio doors to rear elevation. TV aerial point, high level consumer unit, 2 radiators, carpet. Access to

En-Suite Bathroom

7' 1" x 5' 1" (2.16m x 1.55m) PVC double glazed window to rear elevation. Fitted with a suite comprising panelled bath with assist grips and shower fitment over with curtain and rail. Pedestal wash hand basin, low level flush W/C, tiled splashbacks, radiator, wall mounted Dimplex electric heater, vinyl flooring.

First Floor Landing

PVC double glazed window to rear elevation. Wall mounted thermostat for central heating system and central heating and hot water control unit. Ceiling trap to loft space. Airing cupboard with factory lagged cylinder with slatted shelving over. Carpet.

Master Bedroom

15' 6" x 10' 3" (4.72m x 3.12m) PVC double glazed window to front elevation. Downlighting, TV aerial point, radiator, carpet. Access to

En-Suite

8' 8" x 7' 2" (2.64m x 2.18m) PVC double glazed window to front elevation. Shower recess with glazed door and shower fitment. Low level flush W/C, pedestal wash hand basin, tiled splashbacks, electric shaver point, Chrome heated towel rail.

Bedroom Two

15' 6" x 8' 7" (4.72m x 2.62m) PVC double glazed window to rear elevation. Fitted mirror frosted wardrobe with hanging rails and shelving. Radiator, carpet.

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m) PVC double glazed window to rear elevation. Radiator, carpet.

Bedroom Four

10' 10" x 8' 7" (3.30m x 2.62m) PVC double glazed window to rear elevation. Downlighting, radiator, carpet.

Bathroom

7' 2" x 7' 1" (2.18m x 2.16m) PVC double glazed window to rear elevation. Panelled bath with assist grips with shower fitment over with curtain and rail, pedestal wash basin, low level flush W/C, tiled splashbacks, radiator, vinyl flooring.

Outside

To the front of the property is a tarmacadam and brick paved hardstanding providing space for 3 vehicles and leading to Garage. To the side of the house a wooden pedestrian gate leads to the South facing enclosed rear garden, which affords a high degree of privacy comprising of paved and lawned areas, with well stocked mature borders. There is a timber garden store, an aluminium framed greenhouse, external tap and a vegetable garden area.

Garage

17' 4" x 8' 0" (5.28m x 2.44m) With up and over door, power and lighting and having a personal door to the rear.

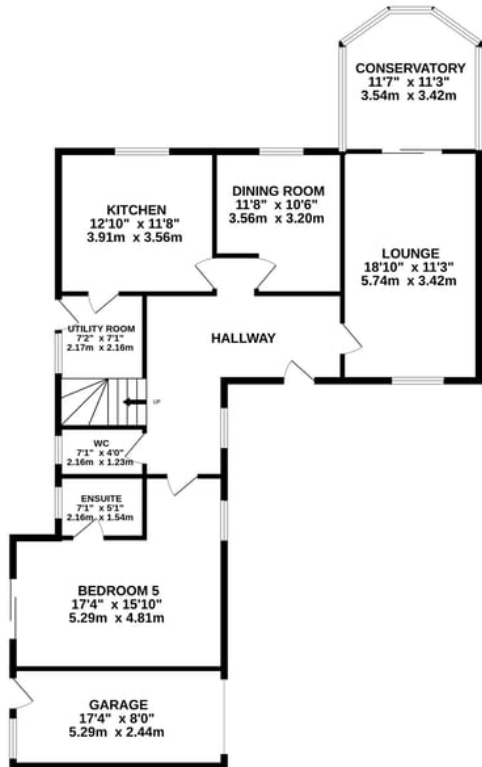
SERVICES

Services: All mains services are available. Council Tax Band: E. 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.

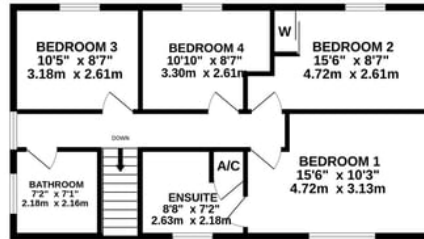
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GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1921 sq.ft. (178.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(54-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



