



- Modern Semi-Detached House
- Garage
- Rear Garden
- No Pets or Smokers
- Long Let
- Deposit £800

- 2 Bedrooms
- Driveway Parking
- Gas Central Heating and Double Glazing
- Employed or Retired Only
- Rent £695pcm
- Available Mid September

# 54 Silverwood Heights, BARNSTAPLE, Devon, EX32 7RJ

Modern 2 bed detached house situated in popular area of Silverwood Heights. The area is within walking distance of Barnstaple town centre & Pilton. The property has accommodation of entrance hall, downstairs cloakroom, kitchen, living room, landing, 2 bedrooms, & bathroom. Double glazed windows & gas central heating. Parking space, single garage & rear garden. Available mid September. No pets, no smokers, employed only. Rent £695 pcm & Deposit £800.

## Entrance Hall

With radiator, tiled floor & stairs leading to first floor

## Downstairs Cloakroom

## Kitchen

3.76m x 1.80m (12' 4" x 5' 11")

## Lounge

4.25m x 3.80m (13' 11" x 12' 6")

## First floor landing

## Bedroom 1

2.90m x 3.80m (9' 6" x 12' 6")

## Bedroom 2

3.80m x 2.50m (12' 6" x 8' 2")

## Bathroom

## Garage

5.60m x 3.10m (18' 4" x 10' 2")

## Garden

To the front of the property is a parking space in front of the garage. To the rear is a pleasant terraced garden with a south facing decking area & steps up to a lawn & gravelled area

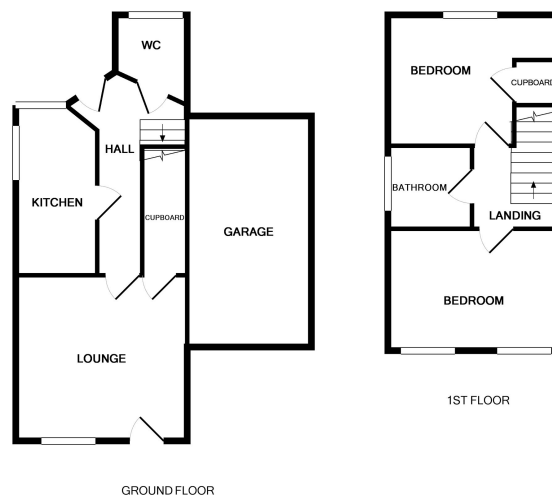
## EPC

## Services

Mains electricity, gas, water & drainage

## Directions

From A361 Alexandra Road, turn right into Derby Rd, then left into St Georges Rd, Take the 3rd turning on the right into Heppenstall Rd & follow this road into Longmeadow Drive. Drive to the end into Silverwood Heights & No.54 is found on the right hand side



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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