



- Two Bedroom Mid Terrace House
- Front Porch And Rear Conservatory
- Kitchen With Breakfast Bar
- Two Good Size Bedrooms
- Enclosed Rear Garden

- Popular Whiddon Valley Location
- Bright And Spacious Sitting Room
- Recently Installed Combination Boiler
- Shower Room With Steam Shower Enclosure
- Ample Communal Parking To Front

27 Woolbarn Lawn, Barnstaple, Devon, EX32 8PQ

Tucked away within a quiet cul-de-sac in the ever popular Whiddon Valley area, this deceptively spacious two bedroom house benefits from a number of improvements including the addition of a useful front porch, a recently installed high quality combination boiler and a rear conservatory. From the front porch, the inner front door opens to reveal the entrancing sitting room with picture window to the front and staircase to the first floor with useful storage space under. From the sitting room, a door leads to the well fitted kitchen with range of storage options, useful worktop with inset sink, eye level double oven and inset gas hob. The recently installed high quality combi boiler can be found in the kitchen, as well as a useful and stylish breakfast bar. The rear door leads out to the UPVC double glazed conservatory. On the first floor, there are two good size bedrooms as well as a shower room with luxury steam/sauna shower cubicle.

Entrance Porch

Lounge

13' 3" x 13' 0" (4.04m x 3.96m)

Kitchen/Breakfast Room

13' 0" x 7' 2" (3.96m x 2.18m)

Conservatory

10' 4" x 9' 9" (3.15m x 2.97m)

Stairs To First Floor Landing

Bedroom One

13' 0" x 10' 1" (3.96m x 3.07m)

Bedroom Two

9' 4" x 6' 8" (2.84m x 2.03m)

Bathroom

5' 8" x 5' 4" (1.73m x 1.63m)

Outside

Outside the front of the property is a communal parking area with ample spaces and the frontage of the house laid to attractive stone chippings, whilst to the rear is an easily maintained patio garden with side gate for access.

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Services

Services: We understand all mains services to be connected.

Council Tax Band: A.

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

EPC Energy Rating: C.

Directions

To find follow Satnav reference EX32 8PQ.

