



Woodland Close, Westacott, Barnstaple, Devon, EX32 0EG









## Woodland Close, Westacott, Barnstaple, Devon, EX32 0EG

### Offers Over £350,000

John Smale & Co are pleased to offer to the market this 4 bedroom, detached bungalow situated in the ever popular residential area of Westacott, coming to the market with NO ONWARD CHAIN. This well presented property offers spacious family accommodation as well as a rear garden set up in the canopy of Whiddon Woodland and off street parking being only a short drive from Barnstaple town centre.

The accommodation comprises of main entrance hall leading to LIVING ROOM, KITCHEN/DINING ROOM, FAMILY BATHROOM, sizable airing cupboard, MASTER BEDROOM, SECOND and THIRD BEDROOMS, as well as storage cupboard for coats. The LIVING ROOM is a great size and features a picture window, making the room lovely and bright, as well as a gas fireplace and plenty of space for furniture. The L-Shaped KITCHEN/DINING ROOM comprises of well-presented galley KITCHEN, with plenty of cupboard space, wash basin, double electric oven and gas hob, integrated dishwasher as well as space for fitted appliances. The room benefits from a lot of light from the adjoining CONSERVATORY. The DINING AREA is bright and has doors leading to the UTILITY ROOM, FOURTH BEDROOM and CONSERVATORY. The UTILITY ROOM has worktops and space for fitted base level appliances, which are always nice to keep out of the way. The spacious CONSERVATORY is as bright as one would expect from a room made of windows and offers lovely views out onto the canopy of the Whiddon Woodland to the rear, the door leads out to the REAR GARDEN decking. The MASTER BEDROOM is wonderfully bright, well proportioned and benefits from an EN-SUITE BATHROOM, which is fitted with a low level W/C, shower and wash hand basin. The SECOND BEDROOM is a well proportioned double and benefits from a front-facing window and built in storage - making it lovely and bright. The THIRD BEDROOM is a well-proportioned single and has built-in cupboard storage as well as a rear facing window and ample space for furniture as well. The FOURTH BEDROOM is a bright and airy double. The Family BATHROOM is well presented, light and airy and comprises of shower, wash hand basin and low level W/C.

Outside, the property benefits from a neatly tarmaced DRIVEWAY. To the rear a manageable, bright rear GARDEN, a mix of lawn, shrubs and neat decking making for an incredibly peaceful, low maintenance outside space looking out on the canopy of the Whiddon Woodland to the back of the property, offering a high degree of privacy.

# Woodland Close, Westacott, Barnstaple, Devon, EX32 0EG

---

Sought After Westacott Location  
Quiet Cul-De-Sac  
Larger Than Average Detached Bungalow  
Spacious Living Room  
Well Proportioned Kitchen/Dining Room  
Master Bedroom With En-Suite  
3 Further Bedrooms  
Family Bathroom  
Conservatory  
Utility Room  
No Onward Chain



## Entrance Hall

### Lounge

5.83m into bay x 3.32m (19' 2" into bay x 10' 11")

### Kitchen

2.21m x 3.31m (7' 3" x 10' 10")

### Dining Room

2.10m x 3.98m (6' 11" x 13' 1")

### Utility Room

1.61m x 1.24m (5' 3" x 4' 1")

## Conservatory

2.44m x 4.03m (8' 0" x 13' 3")

### Bedroom One

3.10m x 3.20m (10' 2" x 10' 6")

### Bedroom Two

2.58m x 2.88m (8' 6" x 9' 5")

### Bedroom Three

1.77m x 3.13m (5' 10" x 10' 3")

### Bedroom Four

2.21m x 3.25m (7' 3" x 10' 8")

## Bathroom

1.95m x 1.58m (6' 5" x 5' 2")

## Outside

The property benefits from a neatly tarmacked driveway. To the rear, there is a manageable, bright rear garden, a mix of lawn, shrubs and neat decking making for an incredibly peaceful, low maintenance outside space looking out on the canopy of the Whiddon Woodland to the back of the property, offering a high degree of privacy.



## SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

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

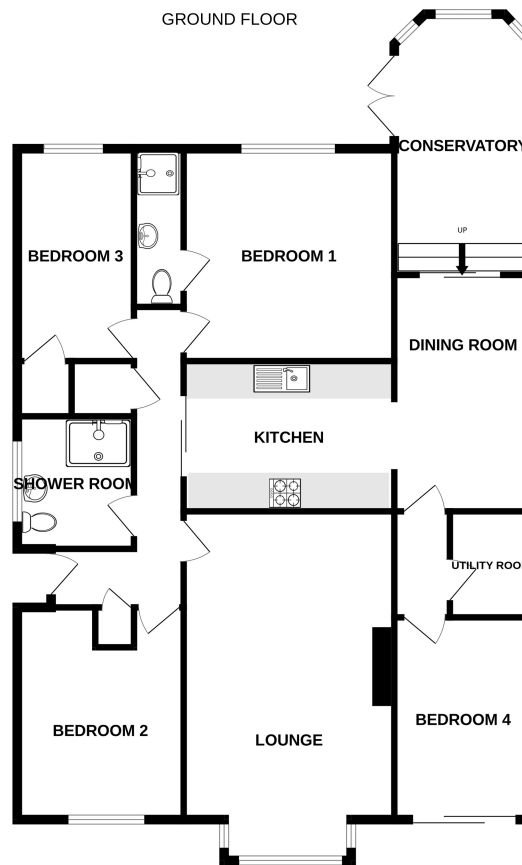
## DIRECTIONS

For directions to the property, follow Sat Nav EX32 0EG.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our  
other services including Auctions, Commercial  
Property and Market leading independent  
financial advice.*







Made with Metroplan ©2025

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







