

Westaway Heights, Barnstaple  
£640 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Modern 2nd Floor Spacious Apartment
- Popular Location
- Modern Kitchen with appliances
- Communal Parking

- 2 Double Bedrooms
- Open Plan Living Room/Kitchen
- Available end October
- EPC Rating B

Spacious modern second floor apartment situated in the popular Westaway Heights development. The property consists of a large open plan living room / kitchen with built in appliances, two double bedrooms, bathroom with overbath electric shower. Communal Parking. Available end of October. Rent £640pcm and £735 Deposit. EPC Rating B.

## Entrance Hall

### Entrance Hall

1.84m x 2.39m (6' 0" x 7' 10"). With wooden fire door, polished wooden floor, wall mounted entry phone, access to loft space, mains smoke alarm, large storage cupboard, 2 inset downlighters and radiator. Doors off to

### Reception

7.01m x 3.85m (23' x 12' 8") With wooden floor, uPVC double glazed windows to front & rear, ample power points, 9 inset ceiling down lighters, telephone point and TV point. Leading into

### Kitchen

Fitted with a range of wood fronted units comprising overhead and ground level cupboards, drawer units and black marble effect work top surfaces. Incorporated within the units is space for fridge/freezer, ample power points, attractive under cupboard lighting, built-in appliances consisting of a SMEG dishwasher, washing machine, stainless steel electric oven, gas hob with stainless steel splashback and stainless steel extractor hood with light and fan. 2 radiators. Half tiled walls.

### Bedroom 1

4.12m x 3.04m (13' 6" x 10' ). Double room with outlook to front, wooden floor, ample power points, TV point, radiator and telephone point.

### Bedroom 2

3.09m x 2.96m (into recess) (10' 2" x 9' 9"). Double room with uPVC double glazed window with outlook to rear, radiator and power points.

### Bathroom

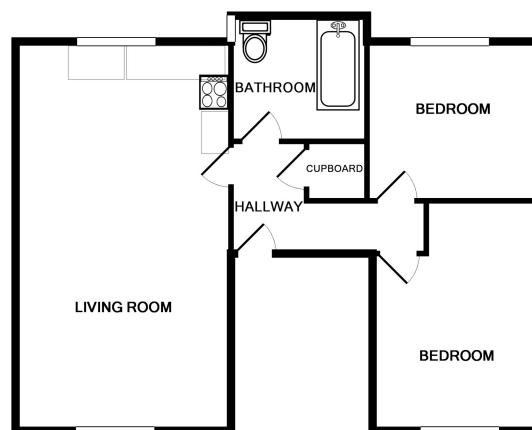
With a white suite comprising curved bath with power shower over & glass shower screen, wash hand basin and low level flush wc. Half tiled walls. Ladder style radiator. Opaque uPVC double glazed window. Ceiling mounted extractor fan. 4 inset spotlights. Attractive tiled floor.

### Services

Mains gas, electric & water  
Council Tax band B

### Directions

From Barnstaple travel towards Hospital. The hospital will be on your right hand side. At the roundabout turn left. Take the 1st left and the next immediate left and you are in Westaway Heights. Follow the road around a left bend and then a right bend and a little further down the road you will find number 82 on the right hand side of the road.



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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