



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





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

Guide Price £364,450

This is a superb extended semi-detached home, situated within in a sought after location, close to woodland, excellent schooling, bus routes and with Barnstaple centre being only two miles away.

It has been remodelled and refurbished to a high standard, including a fabulous ground floor extension, creating a bright and specious living room and dining room. The living room also benefits from a large set of bifold doors giving direct access to the large mature garden, which is laid mainly to lawn with the added attraction of a private decked BBQ terrace, with summer house and gate providing pedestrian down the side of the house.

After entering the property, you are greeted by a bright and welcoming entrance hall, with cloak space and stairs leading to the first floor. There is a stunning fitted kitchen, with a range of quality integrated appliances including a stylish induction hob with extractor over, double oven, dishwasher and fridge. Leading off the kitchen is a good sized utility room with ample work surface areas and cupboards, towel radiator, along with space and plumbing for a washing machine, tumble dryer and freezer. The first floor accommodation does not disappoint, with two large double bedrooms, a third bedroom and a gorgeous family bathroom with contemporary 4 piece suite.

The property also benefits from a garage, private parking for 3/4 vehicles and a fabulous garden which totals approx. 120 SQ FT. There is also full planning approval for a loft conversion (the details of which can be viewed on the NDDC planning portal, application ref 66458), making it an exciting opportunity for the new owners to consider. It certainly is a unique one of a kind house in an exceptional location.

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

Extended semi-detached house
Private driveway parking
Large mature garden
Superb fitted kitchen and separate utility
Fabulous extended living and dining room
Three bedrooms
Stylish Family Bathroom
High Standard Of Accommodation Throughout
Full Approved Plans for loft Conversion
Sought After Location



Entrance Hall

Kitchen

2.62m x 2.85m (8' 7" x 9' 4")

Utility Room

2.30m x 2.41m (7' 7" x 7' 11")

Dining Room

3.60m x 4.66m (11' 10" x 15' 3")

Living Room

3.60m x 4.66m (11' 10" x 15' 3")

First Floor Landing

Bedroom One

3.10m x 3.52m (10' 2" x 11' 7")

Bedroom Two

2.75m x 3.58m (9' 0" x 11' 9")

Bedroom Three

2.36m x 2.61m (7' 9" x 8' 7")

Bathroom

2.00m x 2.59m (6' 7" x 8' 6")

Outside

The property benefits from a garage, private parking for 3/4 vehicles and a fabulous garden which totals approx. 120 SQ FT. The large mature rear garden, which is laid mainly to lawn with the added attraction of a private decked BBQ terrace, with summer house and gate providing pedestrian down the side of the house.

SERVICES

Mains services connected. Gas, Electric and Water.

Council Tax Band. B.

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.

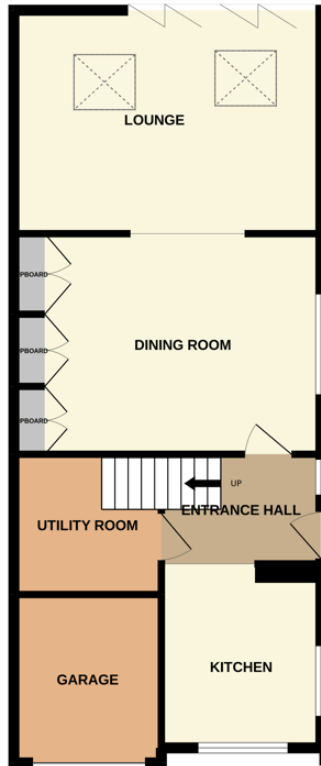
DIRECTIONS

After travelling to Barnstaple on the A361, travel straight over roundabout onto Eastern Avenue and then right onto Whiddon Drive. Continue down the road then turning left onto Woodland Close and the property will be found on your left hand side.

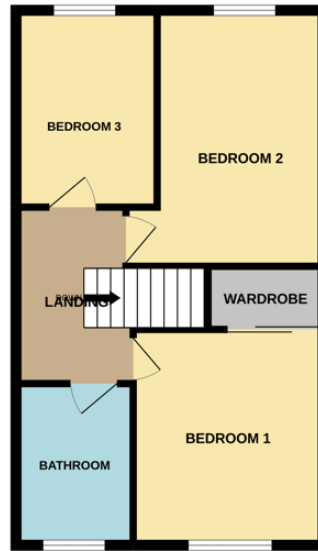
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR



1ST FLOOR



Made with Metropix ©2022

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.

