Bond Oxborough Phillips

*Changing Lifestyles*

93 Westacott Meadow
Barnstaple
Devon
EX32 8QX

# Guide Price £350,000

# Freehold








Changing Lifestyles

01271 371 234
barnstaple@boppproperty.com

93 Westacott Meadow, Barnstaple, Devon, EX32 8QX

## AN IMPRESSIVE DETACHED HOME - IDEAL FOR FAMILY LIFE

- 4 Bedrooms (1 En-suite)
- Particularly bright & spacious Living Room
- Modern Kitchen
- Dining Room with French doors opening to the rear garden
- Study / Hobbies Room
- Ground Floor Cloakroom & First Floor Bathroom
- Generous & well-designed rear garden
- Driveway parking & Garage











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# 93 Westacott Meadow, Barnstaple, Devon, EX32 8QX

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**93 Westacott Meadow is an impressive 4 Bedroom detached residence forming part of the highly sought-after Westacott Meadow development. Offering generous proportions throughout and presented in excellent order, this attractive home provides an ideal opportunity for families seeking both space and convenience in a well-regarded residential setting.**

**The ground floor accommodation is thoughtfully arranged, beginning with a welcoming Entrance Porch that leads into the main Hallway. A versatile Study sits to the front of the property, perfectly suited to home working or as a hobby room. The particularly bright and spacious Living Room is enhanced by an elegant bay window that allows for an abundance of natural light. A useful Cloakroom adds further practicality.**

**The Kitchen is fitted with a comprehensive range of modern wall and base units, offering ample storage and preparation space with room to incorporate a central island or informal dining area, if desired. Both the living room and kitchen provide seamless access to the dedicated dining room, creating a natural flow ideal for both everyday living and entertaining. The Dining Room, itself, is a delightful space, featuring French doors that open directly onto the rear garden, effortlessly blending indoor and outdoor living.**

**To the first floor, the property continues to impress with 4 well-proportioned double Bedrooms. The principal bedroom benefits from built-in wardrobes and a contemporary En-suite Shower Room. Bedroom two is also a comfortable double with fitted storage, while bedrooms three and four are generous in size and offer flexibility for use as additional bedrooms, guest accommodation or home office space. A well-appointed 3-piece Family Bathroom serves the remaining rooms.**

**Externally, the rear garden is a particular highlight, offering a generous and well-designed outdoor space. A paved patio provides the perfect setting for al fresco dining and entertaining, leading to a raised lawn area that is ideal for families. A useful storage shed is positioned to the rear, and side access adds further convenience.**

**To the front, the property benefits from ample driveway parking alongside a Single Garage, completing what is a superb family home in a desirable location.**

**Early viewing is highly recommended to fully appreciate the space, presentation and setting this excellent property has to offer.**

**Council Tax Band**
D - North Devon Council









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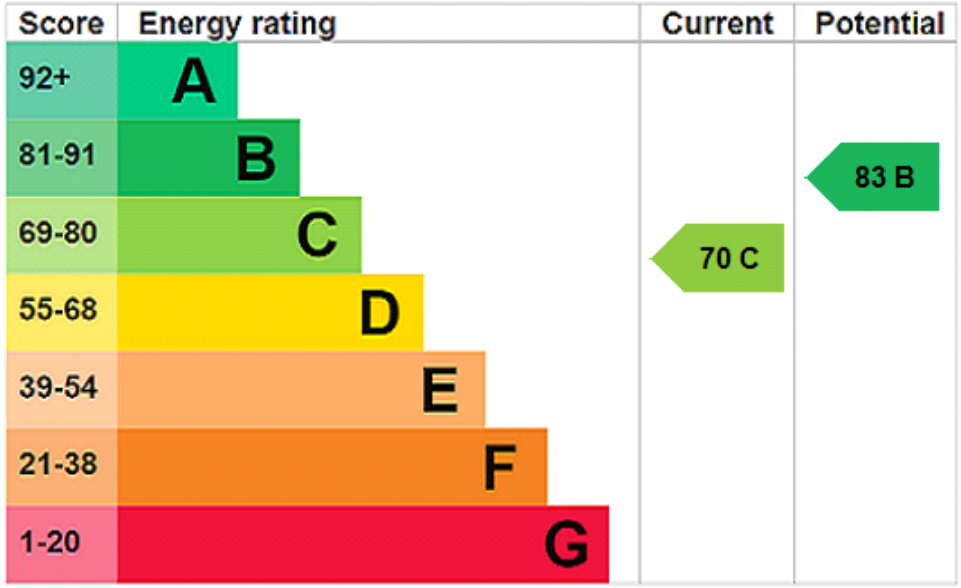
## Directions

Directions to this property can be easily found by using What3words: https://w3w.co/battle.stems.unsecured

From our Office on Boutport Street, proceed up Bear Street. At the traffic lights, turn right onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. At the next roundabout, take the first exit onto Victoria Road and continue along Eastern Avenue. At the next roundabout, take the first exit to stay on Eastern Avenue. At the next roundabout, take the first exit into Whiddon Drive. Continue onto Westacott Road and turn right into Westacott Meadow. Bear right and follow the road to where number 93 will be found on your right hand side with a numberplate.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.




We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.