Bond Oxborough Phillips

*Changing Lifestyles*

19 Walnut Way
Barnstaple
Devon
EX32 7RF

# Guide Price: £199,950 Freehold









01271 371 234
barnstaple@boppproperty.com

19 Walnut Way, Barnstaple, Devon, EX32 7RF

# A RECENTLY RE-DECORATED & RE-CARPETED END-OF-TERRACE HOME

- 3 Bedrooms
- Dual-aspect Living / Dining Room
- Fitted Kitchen with direct access to the rear garden
- First Floor Bathroom
- Low-maintenance rear garden with a paved patio & gated side access
- Residents' parking to the front
- Popular Whiddon Valley location
- No onward chain



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton and Woolacombe are all within about half an hour by car.







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**Situated in the popular Whiddon Valley area of Barnstaple, this recently re-decorated and re-carpeted 3 Bedroom end-of-terrace home offers a spacious, dual-aspect Living / Dining Room, a low-maintenance rear garden and residents' parking to the front. Offered for sale with no onward chain, the property would make an appealing first home or buy-to-let investment.**

**The Entrance Hall has stairs rising to the first floor and doors to the ground floor rooms. The dual-aspect Living / Dining Room has ample space for sofas and a dining table.**

**The Kitchen sits alongside the dining area and is fitted with a range of matching cupboards and drawers, with a stainless steel sink set into the worktop. There is space for an electric cooker, plumbing for a washing machine and a door to the rear garden.**

**Upstairs are 2 double Bedrooms and a single Bedroom. The Bathroom is fitted with a panelled bath with a shower over, a wash hand basin and a close-coupled WC.**

**Residents' parking is available to the front. At the rear, the low-maintenance garden features a paved seating area and space to create a lawn. A side gate provides useful pedestrian access.**

**Council Tax Band**
B - North Devon Council







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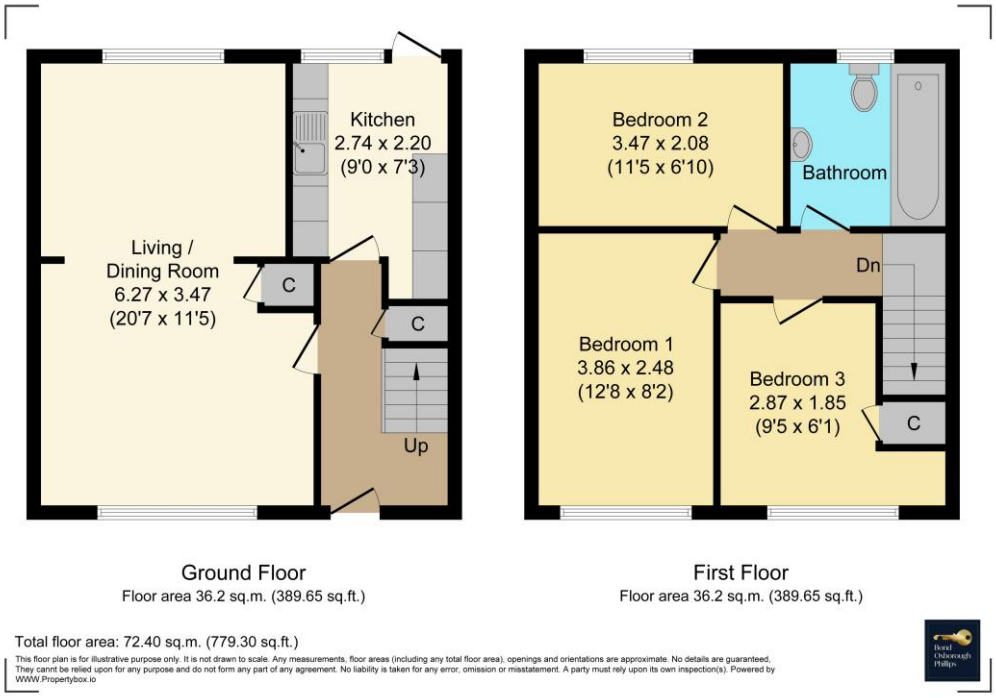
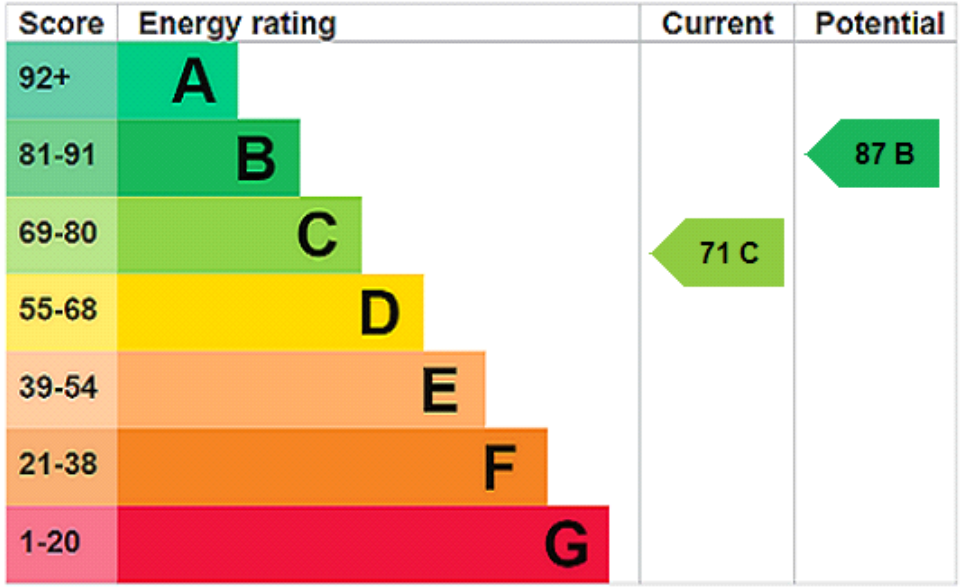



## Have a property to sell or let?

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.




## Please Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti-money laundering checks.

## Directions

Directions to this property can be easily found by using What3words: https://w3w.co/redefined.skippers.crouch

**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.