

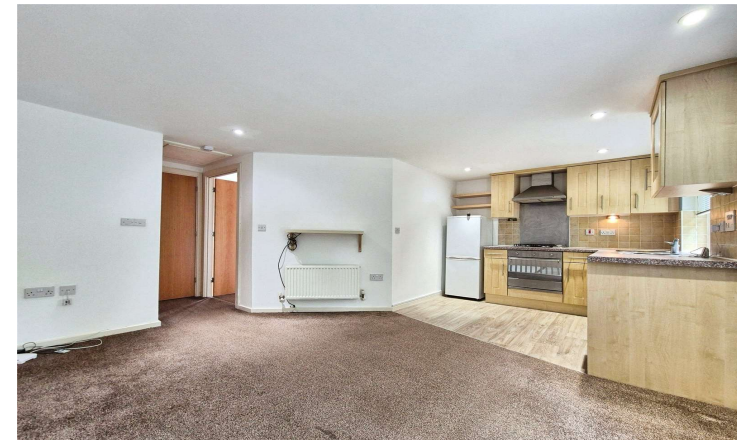


Bond
Oxborough
Phillips

Changing Lifestyles

34 Westaway Heights
Barnstaple
Devon
EX31 1NY

Guide Price: £150,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

34 Westaway Heights, Barnstaple, Devon, EX31 1NY

A WELL-APPOINTED COACH HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN

- 1 double Bedroom

- Open-plan Kitchen & Lounge, designed for modern living

- Kitchen fitted with integrated appliances

- Contemporary Bathroom

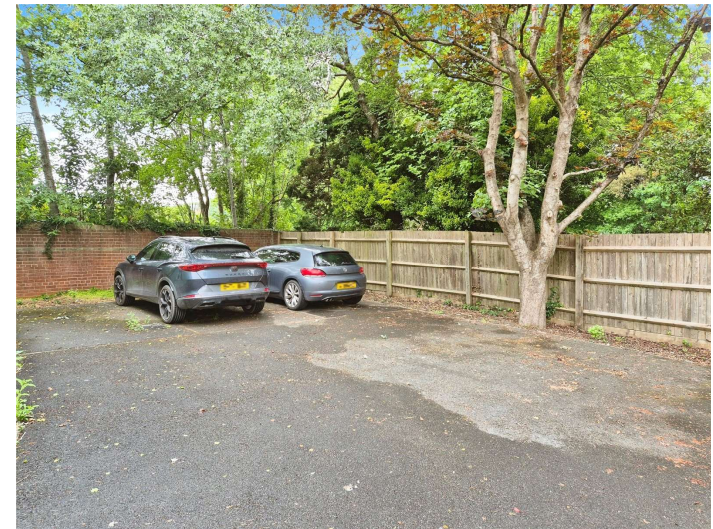
- Allocated parking space

- This low-maintenance property presents an excellent opportunity for those seeking a stylish home or investment in a desirable & well-connected location



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 (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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A well-appointed and light-filled 1 Bedroom coach house, offered freehold and with no onward chain. The property features an open-plan Kitchen and Lounge, designed for modern living, with windows to the rear elevation providing a bright and airy feel. The Kitchen is fitted with integrated appliances including a dishwasher and washing machine, a 4-ring gas hob with oven below, and space for a freestanding fridge / freezer.

The spacious double Bedroom is thoughtfully designed with a built-in double wardrobe and plenty of natural light. The Bathroom is finished with a contemporary white 3-piece suite comprising a 'P' shape bath with shower over, a vanity WC, wash hand basin, and a towel radiator.

The property comes with an allocated parking space and has access to a private dry storage facility which is also located on the ground floor, offering secure and convenient extra space. This low-maintenance property presents an excellent opportunity for those seeking a stylish home or investment in a desirable and well-connected location.

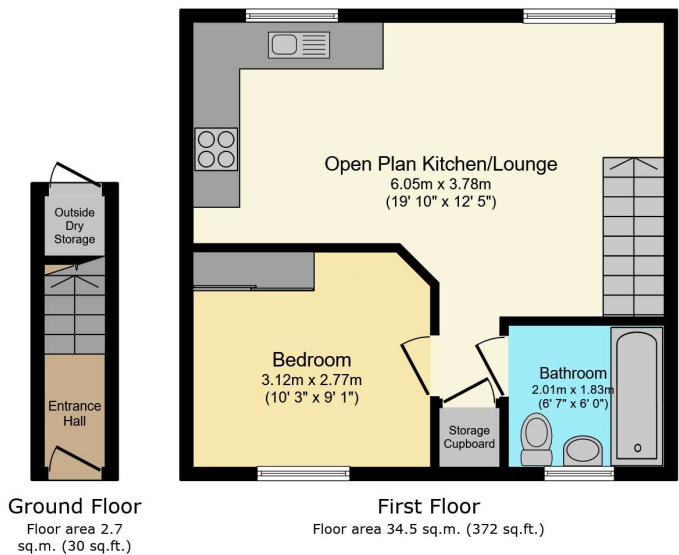
Council Tax Band

A - North Devon Council

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Total floor area: 37.3 sq.m. (401 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our Office on Boutport Street, proceed onto Bear Street. Turn left at the traffic lights. At the first roundabout, take the second exit. At the next roundabout, turn right onto Pilton Causeway. Proceed through the traffic lights onto North Road and follow the road uphill towards the North Devon District Hospital. At the roundabout, take the first exit onto Westaway Plain. Take the next left hand turning into Youngs Drive. Turn left again into Westaway Heights and continue along the road bearing right to where the property will be found a short distance on your left hand side. Proceed through the covered area and parking will be found to the rear. An agent will meet you outside the property.

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.

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