



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

83 Westaway  
Heights  
Barnstaple  
Devon  
EX31 1NR

**Guide Price: £275,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)





- No Onward Chain
- 3 double bedrooms, 1 En-suite
  - Spacious living room
  - Modern kitchen / dining
- Stylish neutral decor throughout
- Utility room with access to rear garden
- Desirable town location
- Close to scenic countryside walks and amenities



Pilton is one of the oldest boroughs in England. It is a hidden jewel on the northern edge of Barnstaple, bordering open countryside, with a unique personality all of its own and much sought after. It is located about a quarter of a mile north of the town centre and has its own primary and secondary schools and boasts many local amenities. North Devon Hospital is also within West Pilton parish. It also has a historic Church that dates back to at least the 11th Century.

Pilton Causeway links the village of Pilton and the town of Barnstaple which houses many of the area's main business, commercial, entertainment and shopping venues. The town is also well known for its exclusive range of outlets, including all of the High Street favourites, as well as a diverse selection of local stores. There is also easy access to stunning local beaches at Saunton and Croyde, part of the North Devon World Surfing Reserve.



83 Westaway Heights, Barnstaple, Devon, EX31 1NR

## Changing Lifestyles

**Situated in a convenient town location, this well-presented three-bedroom semi-detached home offers generous living space, modern amenities, and the added benefit of no onward chain—ideal for a smooth and swift move.**

**On the ground floor, you're welcomed by a spacious living room that opens directly onto a private, low-maintenance rear garden, perfect for relaxing or entertaining. The kitchen/dining room is fitted with stylish units and leads into a practical utility space, also with garden access. A useful understairs storage cupboard completes the downstairs layout.**

**Upstairs, you'll find three double bedrooms, including a primary bedroom with a contemporary three-piece en suite. The remaining bedrooms are served by a well-appointed family bathroom, while an airing cupboard adds valuable storage.**

**Additional benefits include resident parking, as well as close proximity to countryside walks and North Devon District Hospital, making this home as practical as it is appealing.**

**Early viewing is highly recommended to appreciate all this home has to offer.**

### **Council Tax Band**

C - North Devon Council



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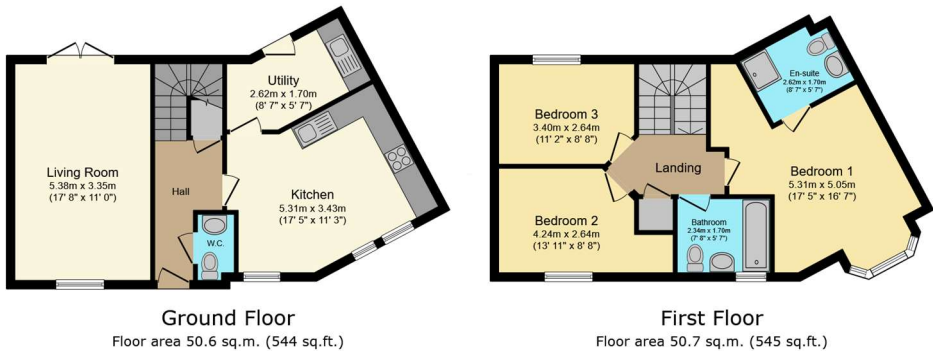
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## Have a property to sell or let?

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.



### Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/reds.stacks.woes>

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. At the roundabout, take the first exit onto Westaway Plain. Turn left into Youings Drive and turn left again into Westaway Heights. Follow the road down and 83 Westaway Heights will be found on your right hand side clearly number plated.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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