



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

64 Woodland Close  
Barnstaple  
Devon  
EX32 0EG

**Guide Price: £335,000 Freehold**



Changing Lifestyles

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



64 Woodland Close, Barnstaple, Devon, EX32 0EG

## A BEAUTIFULLY PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms

- Bright & contemporary Kitchen / Diner - a fantastic social hub
  - Generously sized Living Room
  - Recently updated Shower Room
- Enclosed rear garden offering a lovely space to relax or entertain
  - Off-road driveway parking
- This is a superb home in a great location



Changing Lifestyles

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

## Overview

**Offered to the market is this beautifully presented 3 Bedroom semi-detached home benefiting from a new boiler and central heating throughout and perfectly positioned in one of Barnstaple's ever-popular residential areas.**

**Inside, the property boasts a bright and contemporary Kitchen, enhanced by a stylish kitchen island - ideal for both everyday dining and entertaining. The garage has been thoughtfully converted to create a spacious open-plan Kitchen / Diner, offering a fantastic social hub, along with the added benefit of understairs storage. A generously sized Living Room provides a warm and inviting space, complete with a feature fireplace that adds real character. A handy on this floor completes the accommodation.**

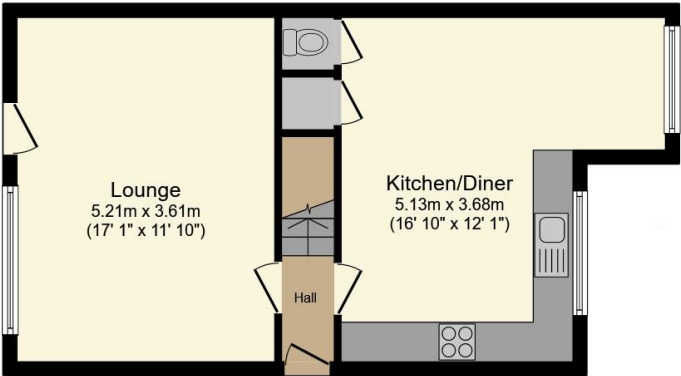
**Upstairs, you'll find 2 well-proportioned double Bedrooms, both with built-in storage, and a versatile third Bedroom - perfect as a home office or cosy single. A recently updated Shower Room with a modern 3-piece suite completes the first floor.**

**Outside, the enclosed rear garden offers a lovely space to relax or entertain, featuring a handy outbuilding currently used as a mini bar and snug. To the front, there's off-road driveway parking and dry space for wood storage.**

**This is a superb home in a great location - ideal for families or anyone looking to settle in a popular part of Barnstaple. Call 01271 371234 to arrange your viewing.**

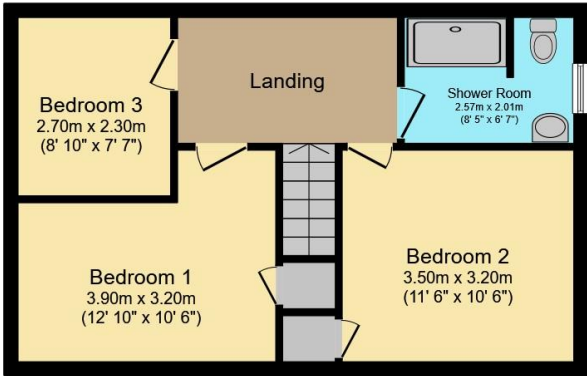
### Council Tax Band

B - North Devon Council



Ground Floor

Floor area 46.6 sq.m. (501 sq.ft.)

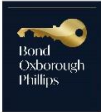


First Floor

Floor area 43.8 sq.m. (471 sq.ft.)

Total floor area: 90.3 sq.m. (972 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](http://www.Propertybox.io)









64 Woodland Close, Barnstaple, Devon, EX32 0EG



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

64 Woodland Close, Barnstaple, Devon, EX32 0EG



## Area Information

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.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/precious.mend.spines>

From our Office on Boutport Street proceed up Bear Street. Turn right onto Alexandra Road. At the roundabout, take the first exit onto Barbican Road. Continue straight and stay on Barbican Road. At the next roundabout, take the first exit. Continue straight and take the first exit at the next roundabout into Whiddon Drive. Continue onto Westacott Road. Turn left into Woodland Close and number 64 will be located on your right hand side with a numberplate displayed.

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 and 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 available 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.

Changing Lifestyles

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

# We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## 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 do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

