



Bond
Oxborough
Phillips

Changing Lifestyles

95 Westacott Meadow
Barnstaple
Devon
EX32 8QX

Guide Price: £375,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

95 Westacott Meadow, Barnstaple, Devon, EX32 8QX

A SPACIOUS DOUBLE-FRONTED DETACHED FAMILY HOME



- 4 generous Bedrooms (1 En-suite)
- Impressive, dual-aspect Living Room with patio doors opening onto the rear garden
 - Separate Dining Room
- Kitchen / Breakfast Room & separate Utility
 - Cloakroom & Family Shower Room
- Garage & off-road parking for 3 vehicles
- Generous, beautifully maintained corner plot gardens
 - No onward chain



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Located within the ever-popular Westacott area on the outskirts of Barnstaple is this spacious 4 Bedroom, double-fronted detached family home, occupying a generous corner plot. Offering 2 Reception Rooms, a Garage, off-road parking and beautifully maintained gardens, this attractive home is also available with the significant advantage of no onward chain.

A welcoming Entrance Hall provides access to all principal ground floor rooms, with stairs rising to the first floor and a convenient Cloakroom fitted with a low level WC and wash hand basin. Positioned to the left of the property is the impressive, dual-aspect Living Room, offering excellent space for family living and larger furnishings. A feature flame-effect electric fire creates a cosy focal point, whilst sliding patio doors open directly onto the rear garden. To the opposite side of the hallway is a separate Dining Room, providing an ideal setting for family meals and entertaining guests. Adjoining the dining room is the well-proportioned Kitchen / Breakfast Room fitted with a 1.5 bowl stainless steel sink, a 4-ring gas hob, electric oven, space for a fridge / freezer and plumbing for a dishwasher. A separate Utility Room provides further practicality, incorporating a stainless steel sink with work surface, space and plumbing for both a washing machine and tumble dryer, together with a door leading to the rear garden.

The first floor comprises 4 well-sized Bedrooms and a Shower Room. The principal bedroom benefits from a 3-piece En-suite Shower Room and an extensive range of built-in wardrobes.

Externally, the property continues to impress. To the front is a Garage together with off-road parking for 3 vehicles. The rear garden has been lovingly cared for and features a paved seating terrace, a generous lawn, an abundance of mature flowers and shrubs, a timber summerhouse, 2 useful storage sheds and pedestrian side access, creating a wonderful outdoor space for both relaxation and family enjoyment.

Council Tax Band

D - North Devon Council



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Ground Floor
Floor area 49.0 sq.m. (527.43 sq.ft.)

First Floor
Floor area 49.0 sq.m. (527.43 sq.ft.)

Total floor area: 98.0 sq.m. (1054.86 sq.ft.)

This floor plan is for illustrative purpose 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



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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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/certainty.truffles.mailboxes>

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 95 will be found on your right hand side with a numberplate.

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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