



Bond
Oxborough
Phillips

Changing Lifestyles

55 Westacott Meadow
Barnstaple
Devon
EX32 8QX

Guide Price: £165,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

55 Westacott Meadow, Barnstaple, Devon, EX32 8QX



- WELL-PRESENTED 2-BEDROOM GROUND FLOOR FLAT.
- IDEAL FOR FIRST-TIME BUYERS OR BUY-TO-LET INVESTORS.
- SPACIOUS LOUNGE/DINER WITH A BRIGHT AND WELCOMING FEEL.
- MODERN FITTED KITCHEN WITH AMPLE STORAGE AND SPACE FOR WHITE GOODS.
- BATHROOM WITH A WHITE THREE-PIECE SUITE
- COMMUNAL GARDENS TO THE REAR, IDEAL FOR RELAXING OUTDOORS.
- AMPLE COMMUNAL PARKING AND CLOSE TO SHOPS, SCHOOLS, TRANSPORT LINKS, AND COUNTRYSIDE WALKS.



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This well-presented 2 bedroom ground floor flat offers a fantastic opportunity for first-time buyers or those seeking a buy-to-let investment in a highly sought-after location. The property boasts a bright and spacious lounge and dining area, providing a comfortable and welcoming living space. The modern fitted kitchen is designed with both style and practicality in mind with ample storage and space and plumbing for white goods

There are two well-proportioned bedrooms, ideal for a small family, professionals, or tenants. The bathroom is equipped with a white three-piece suite, including an electric shower over the bath, offering both convenience and comfort for family living.

Residents will appreciate the communal gardens to the rear of the property, perfect for relaxing outdoors, the ample communal parking ensures hassle-free parking with plenty of space available. The flat is ideally positioned close to all local amenities, including shops, schools, transport links and nearby public footpaths and countryside walks making it a highly practical choice.

With its attractive features, excellent location, and investment potential, this property represents a perfect opportunity for first-time buyers to step onto the property ladder or for investors looking to expand their portfolio.

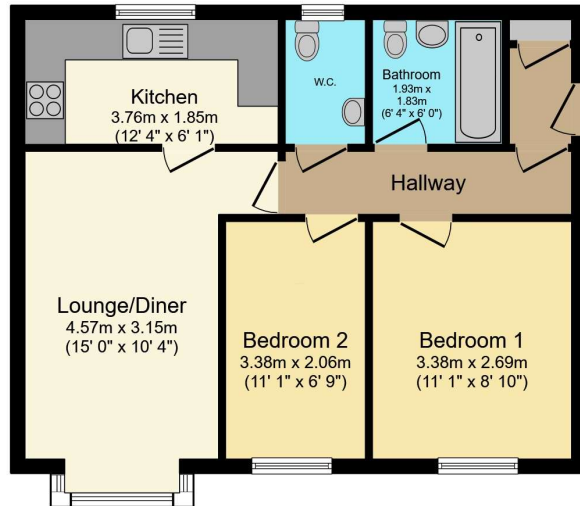
Council Tax Band

- Band B



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Floor Plan
Floor area 53.8 m² (579 sq.ft.)

TOTAL: 53.8 m² (579 sq.ft.)

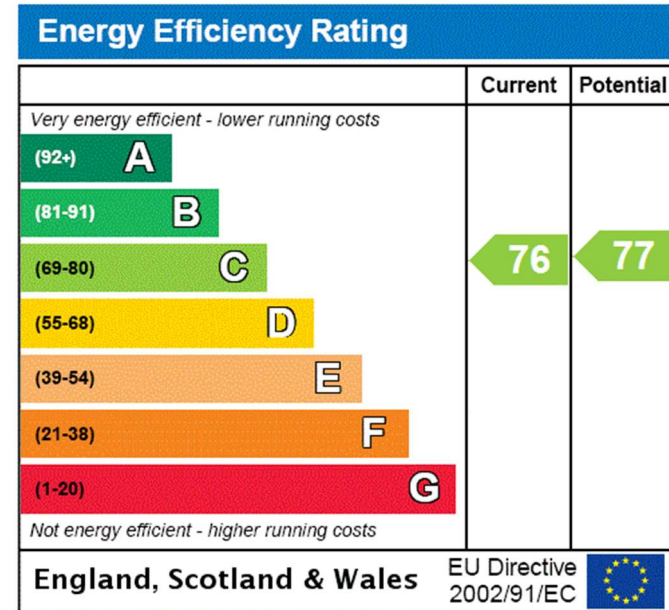
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Directions

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 left and follow the road around where the flats will be located on your left hand side, continue to the bottom of the row where number 55 will be located on your left with ample parking available.

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.



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.