



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Westacott Meadow  
Barnstaple  
Devon  
EX32 8QX

**Guide Price: £375,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com



8 Westacott Meadow, Barnstaple, Devon, EX32 8QX

## A DELIGHTFUL DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Dual aspect Dining Room
- Dual aspect Lounge with doors opening to the rear garden
- High finish modern Kitchen & Utility Room
  - Ground Floor Cloakroom & First Floor Bathroom
  - Lovely, sunny aspect rear garden
- Double Garage & Double-width driveway parking
- Located within the popular area of Westacott



**A delightful, well-presented 4 Bedroom property offering modern, light and spacious accommodation throughout complemented by a lovely, sunny aspect rear garden together with a Double Garage and double-width private driveway parking.**

**The high finish accommodation with oak doors throughout briefly comprises 2 large, dual aspect Reception Rooms, a modern fitted Kitchen, Utility Room and Cloakroom. Upstairs are 3 dual aspect double Bedrooms (1 with modern En-suite Shower Room), a single Bedroom / Home Office and a modern fitted Bathroom.**

**Outside is a lovely, well-maintained rear garden.**

**The property is located within the popular area of Westacott on the East side of Barnstaple.**



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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.



# Internal Description

## Storm Porch

Covered access to entrance door.

## Entrance Hall

Carpeted stairs to First Floor. Understairs storage. Radiator, wood effect flooring, power points. UPVC double glazed entrance door and window.

## Dining Room

A light, dual aspect room with UPVC double glazed windows to front and side elevations. Radiator, power points, Wi-Fi point, fitted carpet.

## Kitchen

A modern fitted Kitchen with matching wall and floor units and slate worktop over with inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Built-in 4-ring induction hob with extractor canopy over, built-in eye-level double oven and microwave. Integrated slim line dishwasher. Aqua board splashbacking, power points, under-counter LED lights, vinyl flooring, electric wall mounted heater. UPVC double glazed window to side elevation.

## Utility Room

Wall mounted units matching those in the Kitchen. Space and plumbing for washing machine and tumble dryer with worktop over. Space for freestanding fridge / freezer.

Power points, vinyl flooring, extractor fan. UPVC double glazed door to rear garden.

## Cloakroom

WC and wash hand basin with tiled splashbacking. Radiator, vinyl flooring. UPVC double glazed obscure window.

## Lounge

A large, dual aspect room with UPVC double glazed windows to front and side elevations and UPVC double glazed French doors opening onto the rear garden. Wall mounted feature electric fire. 2 radiators, fitted carpet, TV point, power points.

## First Floor Landing

Hatch access to loft space. Radiator, fitted carpet, power points.

## Bedroom 1

A spacious and light main Bedroom with UPVC double glazed window to side elevation. Built-in triple wardrobe. Radiator, TV point, fitted carpet.

## En-suite Shower Room

3-piece modern white suite comprising combination WC and wash hand basin vanity unit and shower enclosure with shower. Towel radiator, vinyl flooring, fully tiled walls,

extractor fan, spot lights. UPVC double glazed obscure window.

## Bedroom 2

A large, dual aspect double room with UPVC double glazed windows to front and side elevations. Built-in double wardrobe. Radiator, fitted carpet, power points, TV point.

## Bedroom 3

A well-proportioned, dual aspect double Bedroom with UPVC double glazed windows to front and side elevations. Built-in over-stairs storage cupboard. Radiator, power points, TV point, fitted carpet.

## Bedroom 4

A light, single Bedroom / Home Office with UPVC double glazed window to side elevation enjoying garden views. Radiator, power points, fitted carpet.

## Bathroom

Modern 3-piece white suite comprising combination WC and wash hand basin vanity unit and panelled bath with shower and shower screen. Fully tiled walls, towel radiator, extractor fan, shaver point, vinyl flooring. UPVC double glazed obscure window.



### **Double Garage**

2 up and over doors. Power and light connected. Double-width private driveway parking to its fore. A gate from here gives access to the rear garden.

### **Outside**

To the front of the property is a lawned garden which wraps around the side elevation complemented by mature trees and shrubs.

To the rear of the property is a well-maintained and secure, private, sunny garden comprising a patio, a lawn and mature shrubs, trees and bushes. Outside power point and water tap.

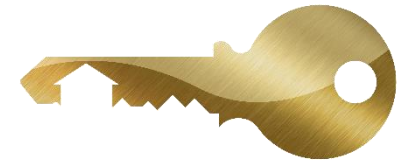
### **Council Tax Band**

D - North Devon Council





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## 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 to where number 8 will be found on your right hand side with a numberplate and For Sale board clearly 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 & 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.

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

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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.

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.

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92+) <b>A</b>                              |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
|                                             | <b>73</b>                  | <b>82</b>                                                                           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |

