



**WOOLLIAMS**  
Property Services

Guide price £257,000  
77 Woodland Close, Barnstaple, EX32



 **2**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
sales@woolliamspropertyservices.com

01271 328586



This wonderfully located 2 bedroom detached bungalow in the Westacott area is situated within close proximity to schools and local amenities. This is a great property with great potential and would benefit from modernisation throughout.

The bungalow briefly comprises of a Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom and a good size Conservatory. There are mahogany effect UPVC double glazed windows throughout. To the front of the property is parking with a single garage and low maintenance front and rear gardens.

This property is being sold with no on-going chain.

This wonderfully located 2 bedroom detached bungalow in the Westacott area is situated within close proximity to schools and local amenities. This is a great property with great potential and would benefit from modernisation throughout.

The bungalow briefly comprises of a Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom and a good size Conservatory. There are mahogany effect UPVC double glazed windows throughout.

To the front of the property is parking with a single garage and low maintenance front and rear gardens.

This property is being sold with no on-going chain.

**LOUNGE/DINER** 4.66m x 3.34m (15.29ft x 10.96ft)

A good size Lounge/Diner with bay window. Fitted coal effect gas fire with back boiler that feeds the hot water and central heating system. fitted carpet, radiator.

**KITCHEN** 2.89m x 2.46m (9.48ft x 8.07ft)

Fitted kitchen with cream wall and base units and inset stainless steel sink with drainer and mixer H&C tap. Space for a fridge/freezer and washing machine. Free standing electric oven and extractor. Part tiled walls and laminated flooring.

**BEDROOM 1** 3.26m x 3.21m (10.70ft x 10.53ft)

A double bedroom with countryside and garden views. Two double fitted wardrobes, radiator, fitted carpet.

**BEDROOM 2** 2.88m x 2.19m (9.45ft x 7.18ft)

Sliding glass doors to the conservatory. Fitted carpet, radiator.

**BATHROOM**

White suite comprising of a shower unit, low level W.C. and pedestal wash hand basin. Radiator, vinyl flooring.

**CONSERVATORY** 3.86m x 2.73m (12.66ft x 8.96ft)

With countryside views, radiator, fitted carpet, sliding door to garden.

**GARAGE** 5.42m x 2.49m (17.78ft x 8.17ft)

Metal up and over door, light and power connected, cold water tap, loft storage, door off.

**OUTSIDE**

To the front of the property is off road driveway parking leading to the single garage. To the rear is patio and gravel areas for ease of maintenance and access to the garage. There are pedestrian side gates on both sides of the property.

**SERVICES**

Mains water, electricity, gas and drainage connected.

**COUNCIL TAX** *adopters.eyeliner.belt*

Band C

**EPC**

TBC

**TENURE**

Freehold

**VIEWINGS**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**USEFUL INFORMATION**

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**DIRECTIONS**

What 3 Words /// [adopters.eyeliner.belt](http://adopters.eyeliner.belt)



Ground Floor

