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Westacott Villa, Bishops Tawton  
Barnstaple, EX32 0AE

A semi-detached period house with countryside views in a favoured village.

Village pub and bus stop within walking distance, Barnstaple Town 2 Miles

• Entrance Lobby/Hall, • Sitting Room • Dining Room, Kitchen/Utility • Shower Room/WC • 3 Bedrooms, Bathroom • Double Glazed, Gas C.H. • Courtyard Garden • Countryside Views •

**Guide price £239,950**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

Local amenities are within walking distance including the village primary school, church, pub and regular bus service in to Barnstaple. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular village location to live given it's close proximity to Barnstaple, about 2 miles. As the regional centre, the town offers the areas main business, commercial, leisure and shopping venues and is well known for its range of outlets including all the High Street favourites as well as a diverse selection of local stores and the renowned Pannier Market together with Butcher's Row. The North Devon Leisure Centre provides many indoor pursuits along with the Tarka Tennis Centre, both in Barnstaple. Live theatres are accessible at Barnstaple and Ilfracombe, nearby there is access to the North Devon Link Road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access as are the safe, sandy, surfing beaches of Croyde, Saunton, Putsborough and Woolacombe. Fishing is available locally on

the rivers Taw and Torridge whilst there are golf courses at Landkey, Saunton and Westward Ho!. One of Barnstaple's comprehensive schools, Park School, is about a mile from the property.

## DESCRIPTION

A well presented semi-detached period house which presents rendered elevations, with double glazed windows beneath a tiled roof. The property offers 3 Bedrooms, 2 Bathrooms and 2 Receptions Rooms. Externally there is a low maintenance rear garden which could provide off street parking. The property also enjoys views over open countryside. The layout of accommodation is more clearly identified upon the accompanying floorplans but comprises:

## GROUND FLOOR

Double glazed front door with opaque glazing leading into ENTRANCE LOBBY tiled floor, space for coats and shoes, high level meters, inner door to hallway, radiator, window to side, stairs off to first floor landing. Door into DINING ROOM sliding doors into SITTING ROOM large bay window with views over surrounding countryside, radiator, wood flooring, stone fireplace with



wooden mantle piece, recess shelving. DINING ROOM with window to rear, electric fire with wooden surround, under stairs cupboard, wood flooring, radiator, door through to galley style KITCHEN with a range of white units with cupboards and drawers, wood effect worktop, integrated 1½ bowl sink and drainer with stainless steel mixer tap, Beeko double oven and grill, electrics 4 point hob with extractor over, space for white goods, tiled floor and partly tiled walls. UTILITY AREA with window to side and door to garden. Down stairs SHOWER ROOM with window to rear, close coupled w/c, wall mounted hand wash basin, tiled shower cubicle, tiled floor, wall mounted heater.

### FIRST FLOOR

Fitted carpet, loft access via hatch. BEDROOM 1 double glazed window to front elevation with countryside views, fitted carpet, storage in recess, radiator. BEDROOM 2 window to rear overlooking garden, fitted carpet, built in wardrobes, radiator, ceramic hand wash basin with mixer tap and vanity unit below. BEDROOM 3 window to side with views of Codden Hill,

wood flooring, radiator, loft access via hatch. BATHROOM opaque window to front, white suite comprising panel bath with electric Mira shower over, hand wash basin with mixer tap and vanity unit, cupboard housing gas boiler, radiator, tile effect vinyl flooring, splash back tiling, extractor fan. SEPERATE W/C opaque window to side, white close coupled w/c, partly tiled wall and vinyl flooring.

### OUTSIDE

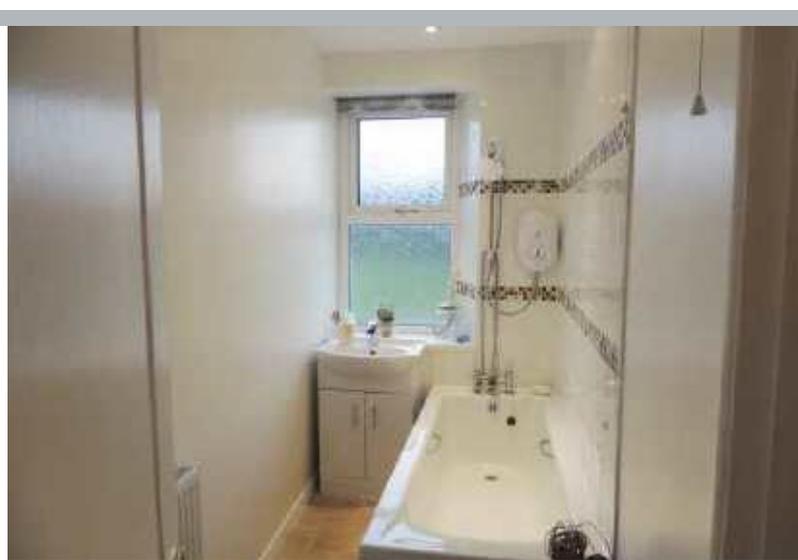
To the front of the property, small walled garden with gates leading to front door. To the rear of the property is an enclosed courtyard style garden, cleverly landscaped to provided private outside space with gated access onto rear lane, this could be used as off street parking.

### SERVICES

All main services, gas fired central heating.

### DIRECTIONS

Leave Barnstaple on the A377 Exeter Road signposted to Bishops Tawton, passing the almshouses, the property will be found on the left hand side.



## Westacott Villa

Approximate Gross Internal Area  
95.4 sq m / 1027 sq ft

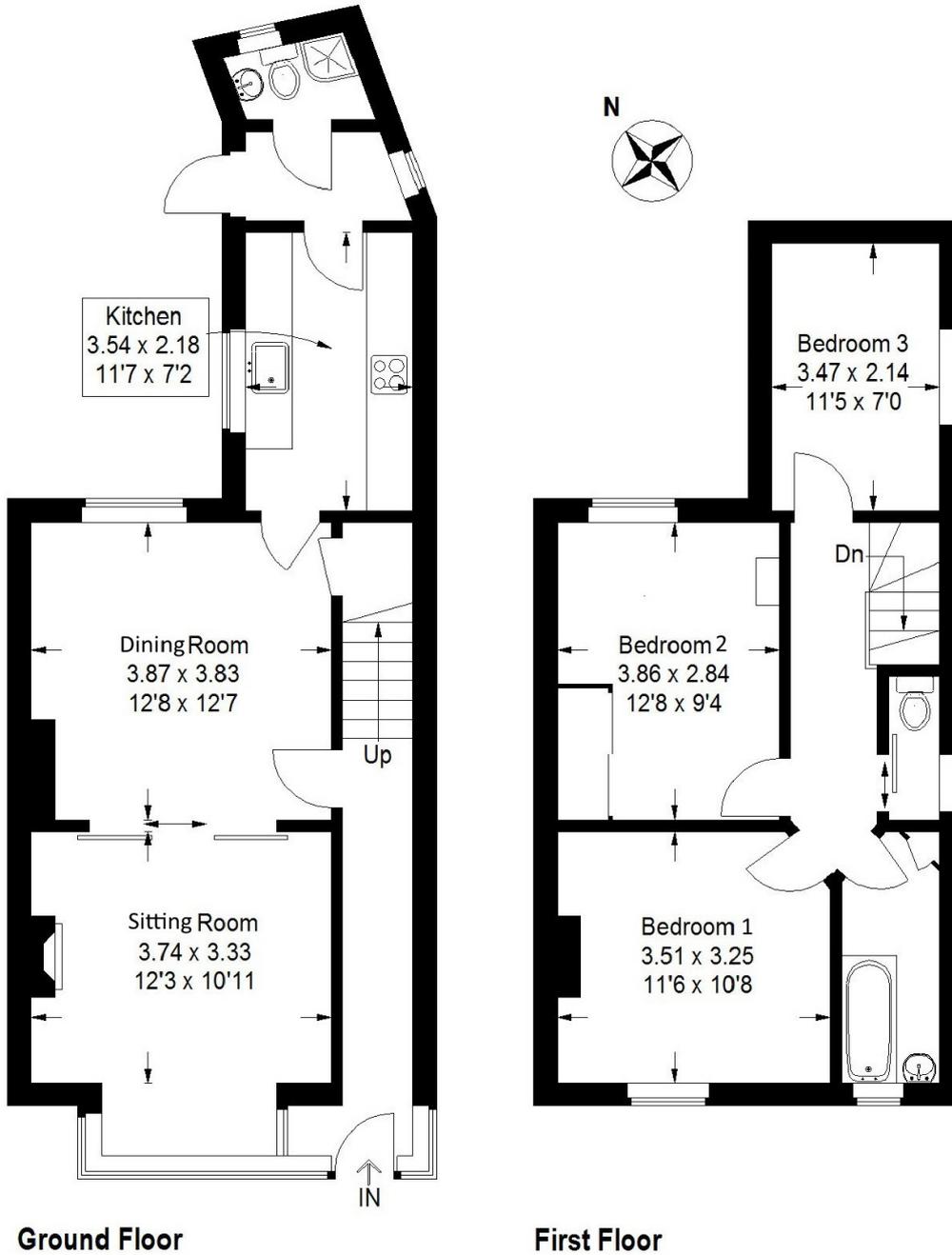


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>58</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	