



 3  
Bedrooms

 1  
Bathroom



Offered with no onward chain, this three-bedroom modern terraced home presents an excellent opportunity for first-time buyers, investors, or families. In need of general updating, it provides the perfect blank canvas for those wishing to put their own stamp on their new home. The spacious living area features patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow—ideal for relaxing or entertaining. The modern kitchen offers ample storage and worktop space, while a convenient downstairs cloakroom enhances everyday practicality. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

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Perfectly located, the home sits close to scenic countryside walks and the North Devon District Hospital, offering an appealing blend of lifestyle and convenience.

A property that is as practical as it is full of potential—early viewing is highly recommended.

#### **Entrance Hall**

Front door off, staircase to the first floor, radiator.

#### **Cloakroom** 2.23m x 0.95m (7' 4" x 3' 1")

White suite with close-coupled WC, pedestal wash handbasin with mixer tap.

#### **Lounge** 5.07m x 3.32m (16' 8" x 10' 11")

Sliding double glazed patio door to rear garden, two radiators, understairs cupboard.

#### **Kitchen** 3.18m x 2.77m (10' 5" x 9' 1")

Inset one and a half bowl single drainer sink unit with mixer tap, cupboards and space below with plumbing for washing machine. Working surface with drawers and cupboards below, inset gas hob, built-in electric oven with brushed steel cooker hood above. Range of wall units, cupboard housing wall mounted gas fire boiler feeding domestic hot water and the central heating system. Part tiled walls, radiator.

#### **First Floor Landing**

Access to loft space.

#### **Bedroom 1** 3.89m x 2.89m (12' 9" x 9' 6")

Radiator.

#### **Bedroom 2** 2.87m x 2.68m (9' 5" x 8' 10")

Radiator.

#### **Bedroom 3** 2.15m x 1.80m (7' 1" x 5' 11")

Airing cupboard housing factory lagged cylinder, radiator.

#### **Bathroom** 2.16m x 1.68m (7' 1" x 5' 6")

A white suite comprising of a bath with fully tiled wall area, mixer tap, Mira Zest shower unit and glazed shower screen. Pedestal wash hand basin with mixer tap, close-coupled WC, radiator.

**Outside**

There are two small gardens directly to the front of the house either side of the front door. To the rear of the property is an enclosed garden with a patio terrace, lawned garden, outside tap, small metal implement store. At the rear is a pedestrian gate onto a parking area. This is for residents in the buildings behind number 60 At the end of the cul-de-sac is a small car park which we have been advised is for use by the residents. There is no allocated or marked car parking spaces for any of the properties.

**Services**

Mains water, gas, electricity and drainage connected.

**EPC**

Rating C

**Council Tax**

Band C

**Tenure**

Freehold

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Directions**

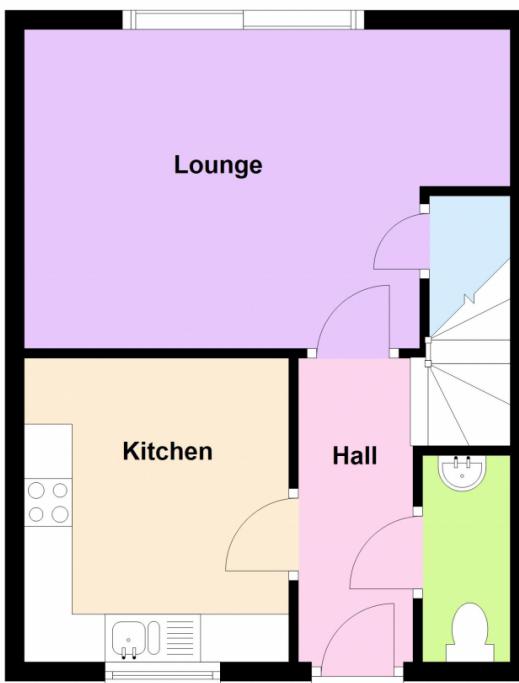
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**Useful Information**

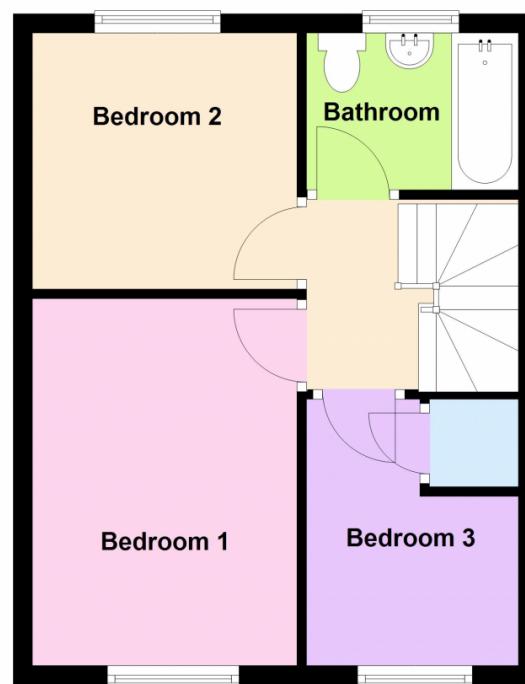
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



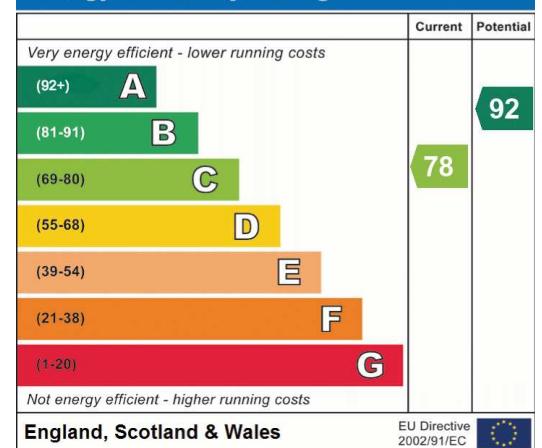
### Ground Floor



### First Floor



### Energy Efficiency Rating



Address: Westaway Heights, EX31 1NR

