



**WOOLLIAMS**  
Property Services

**Guide price £160,000**  
Walnut Way, Barnstaple, EX32



 **2**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586



A very competitively priced modern two-bedroom semi-detached home, situated in the sought-after residential area of Whiddon Valley and offered to the market with no onward chain. Early viewing is highly recommended. This well-presented property would make an ideal first-time purchase or investment opportunity, benefiting from gas central heating and thoughtfully arranged accommodation throughout. The ground floor comprises a welcoming lounge and a fitted kitchen/breakfast room, while upstairs offers two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys low-maintenance gardens to both the front and rear, providing practical outdoor space with minimal upkeep.

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Conveniently located close to a range of out-of-town shopping facilities and with excellent access to the A361 North Devon Link Road, the home is also within easy reach of Barnstaple town centre, offering an excellent selection of local and national retailers, restaurants, schools, and everyday amenities.

### **Covered Porch**

There is a covered porch area which has a storeroom with a door off and light connected.

### **Lounge** *3.96m x 3.94m (13' x 12' 11")*

Front door off, staircase to 1st floor, former under stairs boiler cupboard housing redundant gas fired boiler, double radiator, laminate flooring.

### **Kitchen/Breakfast Room** *3.96m x 2.00m (13' x 6' 7")*

A range of fitted base and wall units incorporating a 1½ bowl sink unit with mixer tap, cupboards and drawers, together with plumbing and space for a washing machine beneath the work surface. Integrated gas hob with built-in oven and extractor hood over, complemented by a small breakfast bar area. Part tiled walls, boiler cupboard housing an Ideal gas-fired boiler supplying domestic hot water and central heating, uPVC double glazed rear door, and laminate flooring throughout.

### **First Floor Landing**

Access to loft space.

### **Bedroom 1** *3.96m x 3.11m (13' x 10' 2")*

Built-in linen cupboard, two windows, radiator.

### **Bedroom 2** *2.87m x 2.00m (9' 5" x 6' 7")*

This room enjoys glimpses of Portmore Golf Course and countryside views, radiator.

### **Bathroom** *1.90m x 1.87m (6' 3" x 6' 2")*

White suite comprising a panelled bath with fully tiled wall area, mixer tap and shower attachment. Pedestal wash hand basin, close-coupled WC, shaver point, vinyl floor covering.

### **Outside**

The property is approached via a gravelled front garden with a pathway leading to the entrance door. To the rear, steps descend from the kitchen onto a paved patio area with brick-bordered flower beds to either side. A pedestrian gate provides direct access to the communal parking area located behind the property.

### **Services**

Mains water, gas, electricity, and drainage connected.

**Tenure**

Freehold

**Council Tax**

Band A

**EPC**

Rating D

**Viewings**

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

**Useful Information**

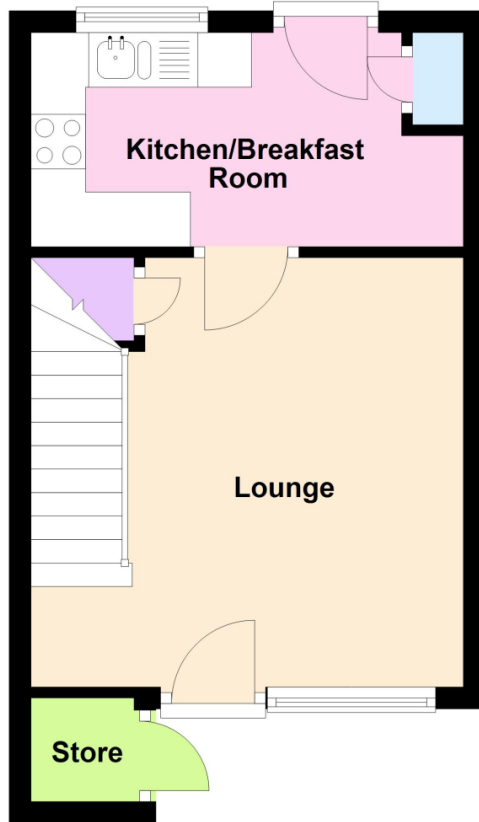
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

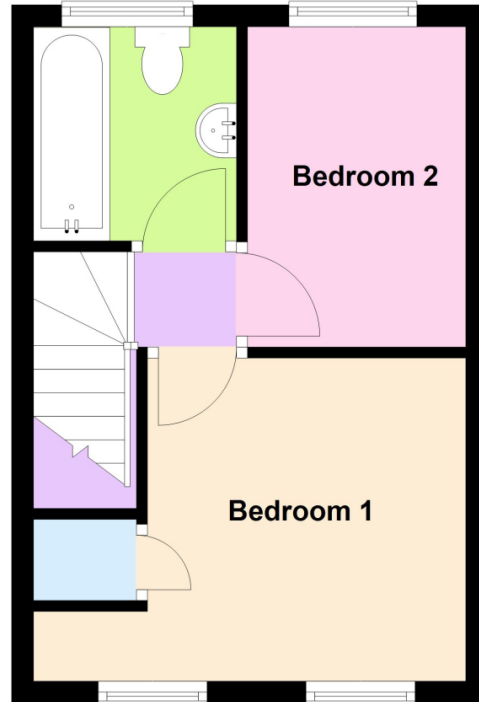
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**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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