



67 Woolbarn Lawn, Barnstaple, EX32 8PQ

£170,000

A well-presented mid-terraced home offered with no onward chain, benefiting from communal off-road parking, newly decorated interiors and new flooring throughout, making it an ideal first time purchase or buy-to-let investment.

Description

67 Woolbarn Lawn is a well-presented two bedroom mid-terraced home situated within the popular Whiddon Valley area of Barnstaple, benefiting from freshly painted décor, newly installed flooring throughout and no onward chain. The property offers light and spacious accommodation ideally suited to first time buyers, investors or those looking to downsize. Outside, there are easy to maintain front and rear gardens together with ample communal off-road parking nearby. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

Woolbarn Lawn is conveniently located within walking distance of local primary schools, a convenience store and regular bus services providing easy access to Barnstaple Town Centre. Barnstaple offers an excellent range of local and national retailers, restaurants, leisure facilities, cinema, theatre and schooling. The stunning beaches of Saunton, Croyde and Woolacombe, together with Exmoor National Park, are all within easy reach.

The accommodation briefly comprises a welcoming lounge with feature electric fireplace and stairs rising to the first floor, together with a fitted kitchen/dining room offering a range of units, ample worktop space and access onto the rear garden.

To the first floor are two good sized bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the front garden has been designed for ease of maintenance, whilst the enclosed rear garden enjoys a courtyard style layout with patio seating area, garden shed and rear pedestrian access leading to the communal parking area.

Lounge 12'11" x 12'0" (3.96 x 3.66)



Kitchen 12'11" x 7'1" (3.96 x 2.18)



Bedroom 1 12'11" x 10'4" (3.96 x 3.15)



Bedroom 2 9'8" x 6'7" (2.97 x 2.01)



Bathroom



valuation will be necessary to provide an accurate market appraisal.

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

Garden



Information

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler installed in 2017

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - D - 68 - Potential B - 87

Nearest Town - Barnstaple - 1.5 miles

Nearest Bus Stop - 30 yards Woolbarn

Nearest Schools - Eden Park - 0.31mi / Orchard Vale 0.4mi / Newport School 0.56mi

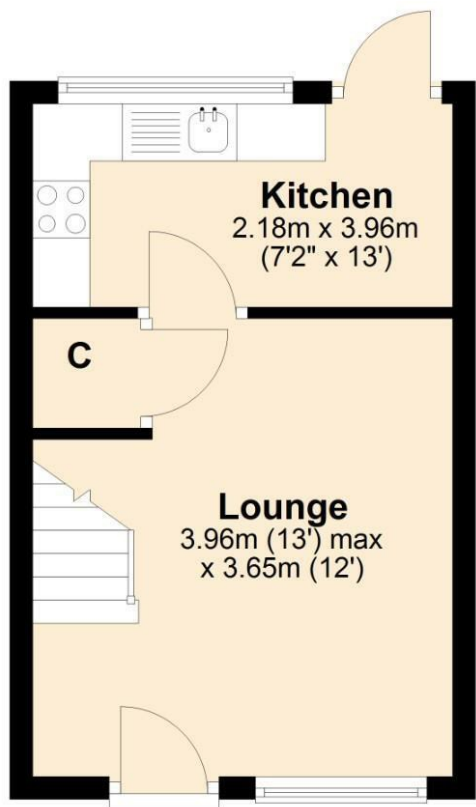
Seller's position - No onward chain

Potential Rental Income

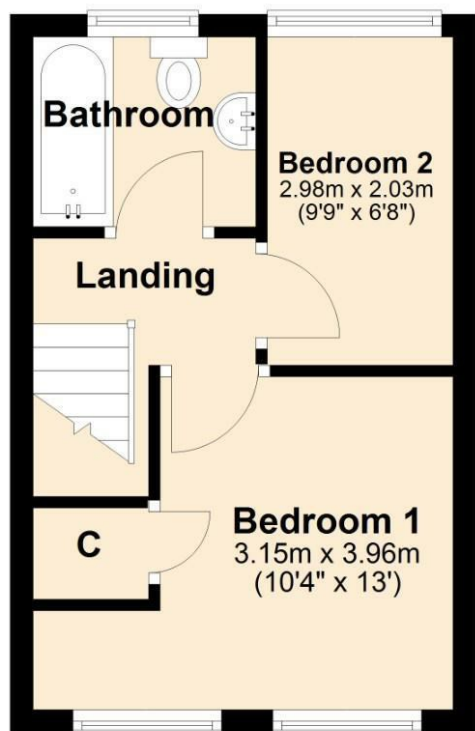
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £825pcm - £850pcm, subject to any required works and compliance with legal obligations (accurate as of May 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal

Floor Plan

Ground Floor

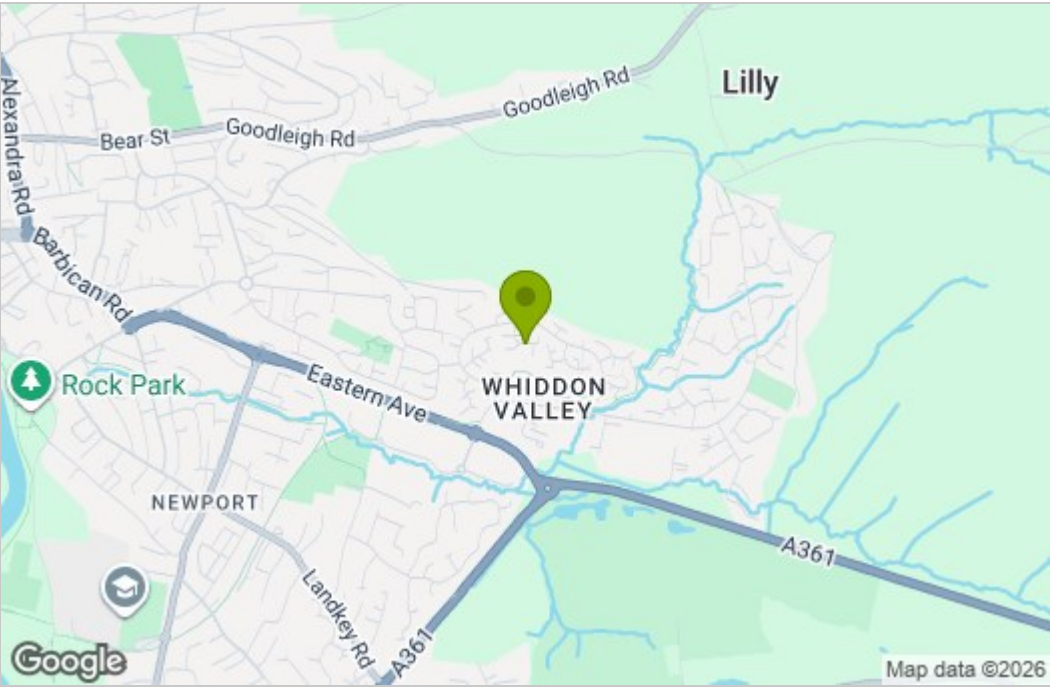


First Floor

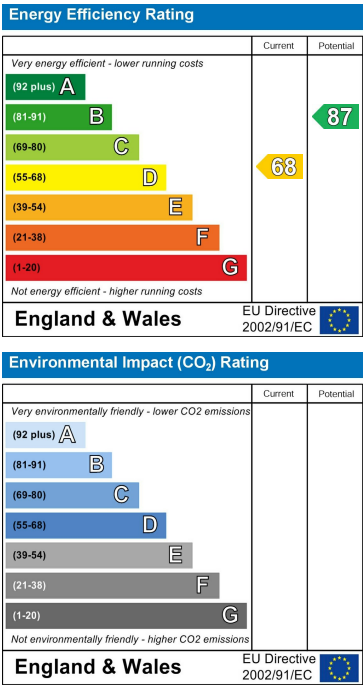


67 Woolbarn Lawn, Barnstaple

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.