



**29 Westaway Heights, Barnstaple, EX31 1NY**  
**Asking Price £299,500**

Offered for sale with no onward chain, this 4 Bedroom mid-terrace townhouse is arranged over three floors and situated on a popular residential development to the north of Barnstaple. The property offers versatile accommodation including a lounge/diner with garden access, modern kitchen, four bedrooms (one en-suite) and a family bathroom. Conveniently located within walking distance of North Devon District Hospital, making it an ideal home for families or those seeking easy access to local amenities.

## Description

### DESCRIPTION

This modern mid-terrace townhouse is constructed of block cavity with a natural brick exterior beneath a tiled roof. The property is well presented throughout and offers versatile accommodation arranged over three floors. Combined with an enclosed rear garden, it represents an ideal family home or an attractive investment opportunity, and is offered for sale with no onward chain.

### LOCATION

The property is situated on a popular and well-established residential development to the north of Barnstaple. The town centre offers a comprehensive range of amenities including a highly regarded theatre, the twice-weekly Pannier Market, the historic Butchers Row, together with a wide selection of High Street shops, supermarkets and leisure facilities.

Further amenities include schools, council offices, a train station and North Devon District Hospital. North Devon is renowned for its outstanding countryside and coastal walks, including Exmoor and the nearby coastline. Golf enthusiasts are well catered for, with several courses in the area, most notably Saunton Sands Golf Club.

The North Devon Link Road (A361) provides convenient access to the M5 motorway and the mainline railway station at Tiverton Parkway (Junction 27).

### ACCOMMODATION

Shared storm porch with part-glazed door leading to:

#### Entrance Hall

Providing access to the principal ground-floor rooms.

#### Lounge / Diner

A bright and comfortable living space featuring sliding patio doors opening directly onto the rear garden. Useful understairs storage cupboard.

#### Kitchen

Attractively appointed with modern stone effect worktops, contrasting tiled splashbacks and a range of base and wall units. Inset circular sink with drainer. Built-in appliances include an oven, stainless steel gas hob and extractor hood. There is space for a fridge/freezer, plumbing for a washing machine, and an ideal gas central heating boiler.

#### Cloakroom

Fitted with a pedestal wash basin with tiled splashback and low-level WC. Downlighting.

#### First Floor Landing

#### Bedroom One

Front-facing double bedroom with bay window.

#### En-suite Shower Room

Comprising a large shower cubicle with glass doors, wash basin and low-level WC.

#### Bedroom Four / Second Reception Room

A versatile room with Juliet balcony, suitable for use as a bedroom, home office or additional living space.

#### Second Floor Landing

With access to the loft space.

#### Bedrooms Two and Three

Two further bedrooms, with Bedroom Two housing an airing cupboard containing a copper cylinder with immersion heater.

#### Bathroom

Fitted with a white suite comprising a P-shaped bath with shower attachment over, wash basin with tiled surround and low-level WC.

### OUTSIDE

The fully enclosed rear garden is mainly laid to lawn with a small paved seating area.

### SERVICES

Age - 00s

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - C

Seller's position -No onward chain

Lounge 11'11" x 16'10" (3.63 x 5.13 (3.64 x 5.14))

Kitchen 7'8" x 8'0" (2.34 x 2.44)

Bedroom 1 12'1" x 9'7" (3.68 x 2.92)

Bedroom 2 12'2" x 11'11" (3.71 x 3.63)

Bedroom 3 12'0" x 12'2" (3.66 x 3.71)

Bedroom 4 12'0" x 6'9" (3.66 x 2.06 (3.67 x 2.07))

Bathroom 5'2" x 6'5" (1.57 x 1.96 (1.58 x 1.95))

### Lettings

Taking the above into account, our Lettings & Property Management Department advises that an

achievable gross monthly rental income is likely to fall within the region of £1150pcm, subject to any required works and compliance with legal obligations (accurate as of January 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 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 or maybe be historic. 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.

## Floor Plan

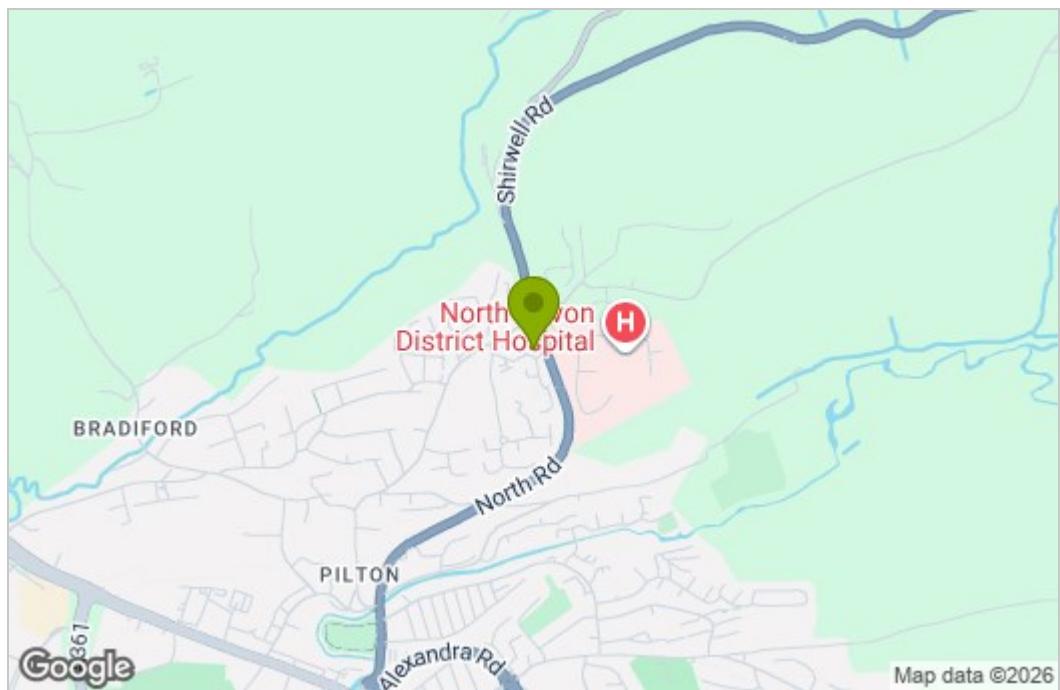


### 29 WESTAWAY HEIGHTS

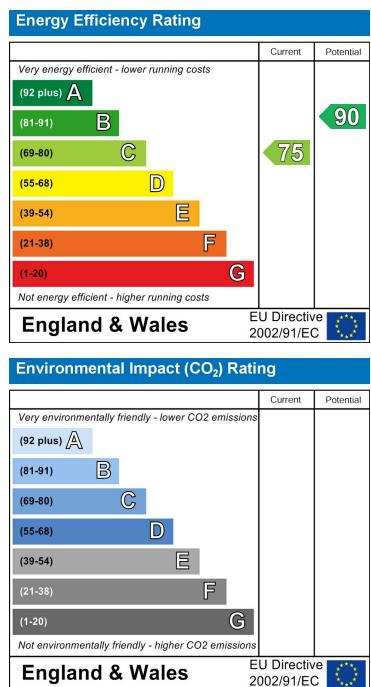
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.