



**19 Woodville, Barnstaple, EX31 2HH**

**£165,000**

With NO ONWARD CHAIN, this spacious three-bedroom home on a corner plot with new ground floor flooring, modern wet room, and private garden with powered outbuildings. This Woolaway home of non-standard construction offers a strong buy-to-let return of over 6.5%.



### Description

Set on a generous corner plot, this spacious three-bedroom home offers well-balanced accommodation, new flooring throughout the ground floor, and a private rear garden — making it an excellent opportunity for cash buyers or investors seeking a property with strong potential and a solid return.

The ground floor has been recently updated with new flooring throughout, creating a fresh and contemporary feel. The layout includes a welcoming entrance hall with stairs rising to the first floor and useful under-stairs storage. To one side is a light and airy living room enjoying large windows that flood the space with natural light.

To the rear of the property sits a well-equipped kitchen/dining room, offering an excellent range of fitted units, generous worktop space, and room for freestanding appliances. There is ample space for a dining table, making this a sociable hub of the home. From here, double doors open directly onto the rear garden, and there is also access to a downstairs WC for added convenience.

Upstairs are three bedrooms — two doubles and a good-sized single — along with a wet room fitted with a shower area, wash hand basin, and WC.

The property occupies a corner plot with enclosed gardens to both the front and rear. The rear garden features a good-sized patio area, perfect for outdoor dining or entertaining, with the remainder laid to lawn. There is also a block-built outbuilding and wooden shed, both fitted with electricity, providing useful storage or potential workshop space.

### Investment Opportunity

The property is of Woolaway construction, which is classed as non-standard. While this may limit mortgage availability, it does not affect the achievable rental income — making it a superb buy-to-let opportunity. Based on an estimated rental value of £950 per month and an asking price of £175,000, the property offers a gross yield of over 6.5%, representing a strong return on investment.

### Lounge 14'6" x 11'11" (4.44 x 3.65)



### Kitchen/Dining Area 18'8" x 9'5" (5.71 x 2.89)



### Bedroom 1 14'11" x 9'5" (4.55 x 2.89)



Bedroom 2 12'1" x 10'3" (3.70 x 3.13)



Bedroom 3 9'9" x 7'6" (2.98 x 2.30)



Bathroom 6'9" x 5'8" (2.07 x 1.73)



Garden and Outbuildings 15'8" x 4'9" (4.80 x 1.45)



#### Information

Age - 1960s

Non Standard Construction 'Woolaway'

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - E 54 - Potential C 76

Nearest Primary Schools -

Sticklepath Primary School - 50 yards

Nearest Secondary School - Pilton Community College and Park Community College - 2.2 - 2.5 miles

Nearest Bus Stop - 50 yards

Seller's position - No onward chain

#### 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 £950pcm - £1000pcm, subject to any required works and compliance with legal obligations (accurate as of October 2025). 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

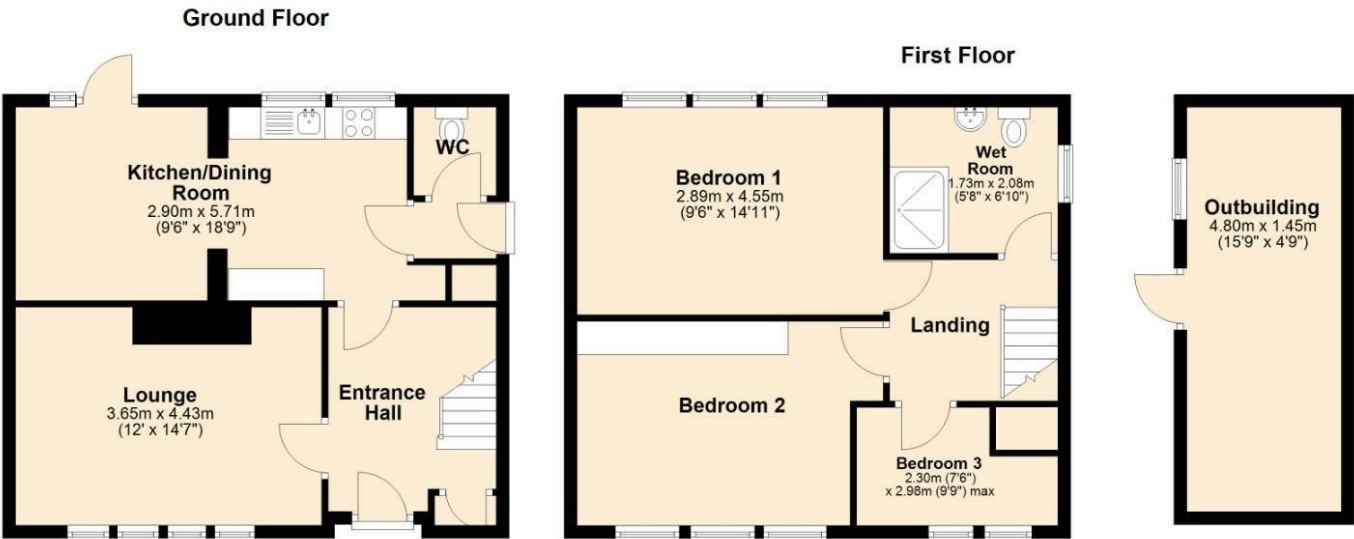
This property is of Woolaway construction — a type of prefabricated reinforced concrete build using concrete panels and frames. It is widely acknowledged that most high street mortgage lenders are unable to provide finance on this style of property. We therefore strongly advise all interested parties to seek guidance from their mortgage advisor before arranging a viewing. As such, this property is most suitable for cash purchasers.

#### 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.



Floor Plan

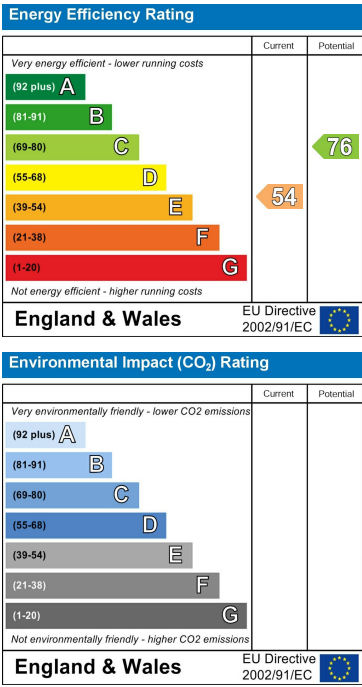


19 Woodville, Barnastaple

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.

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