



- Detached House Situated On Large Corner Plot
- Popular and Convenient Location
- Lounge and Spacious Dining Room/Potential 4th Bedroom
- 3 Bedrooms
- Ideal Family Home with Fantastic Garden
- Private Driveway Parking
- Distant Countryside Views
- Ground Floor W/C
- Bathroom
- No Onward Chain

# 1 Lane End Park, Whiddon Valley, Barnstaple, Devon, EX32 8PP

John Smale & Co are delighted to offer this Fantastic 3 Bedroom Family Home situated within a Large Corner Plot and being close to a wide range of amenities and attractions. The property benefits from a Wonderful Mature Rear Garden, distant countryside views, ample Private Driveway Parking and with the added appeal of being sold with No Onward Chain. The accommodation briefly comprises of an Entrance Hall, Cloakroom, Lounge, Dining Room/Potentially 4th Bedroom, Fitted Kitchen, Three Bedrooms and a Bathroom.

## Front Door To Entrance Hall

## Downstairs Cloakroom

## Kitchen

2.81m x 2.88m (9' 3" x 9' 5")

## Lounge

4.95m x 4.61m (16' 3" x 15' 1")

## Dining Room / Potential Bedroom Four

2.46m x 6.46m (8' 1" x 21' 2")

## Stairs To First Floor Landing

With understairs storage.

## Bedroom One

2.61m x 4.13m (8' 7" x 13' 7")

## Bedroom Two

2.56m x 2.82m (8' 5" x 9' 3") Airing cupboard.

## Bedroom Three

2.28m x 2.76m max (7' 6" x 9' 1" max) With storage cupboard.

## Family Bathroom

2.39m x 1.87m (7' 10" x 6' 2")

## Outside

Generous size mature rear garden with distant countryside views. Ample private driveway parking.

## Agent's Note!

Please note! We only have limited photos as the property is currently let.

## Services

Services: All Mains Services Connected. Mains Gas, Electric and Water.

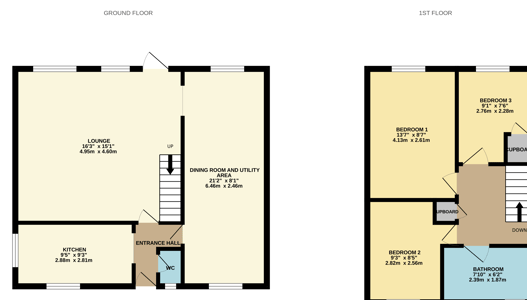
Council Tax Band: B

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating; D.

## Directions

After leaving the A361, travel along Eastern Avenue and then turn right into Whiddon Drive. Take the left turn into Barton Road and follow road for a short distance. Turn left into Lane End Park and the property will be found immediately on the left.



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