



### **Westaway Heights, Barnstaple, Devon, EX31 1NR**

A spacious two-bedroom ground-floor apartment situated within the popular Westaway Heights development. The property offers well-proportioned accommodation including a generous open-plan living room/kitchen, two bedrooms and bathroom, along with a gravelled garden for sole use of No.80. Currently generating £900 PCM, the property is being sold with the existing tenants remaining in situ, making it an excellent opportunity for investment purchasers.

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**Asking Price:**  
**£175,000**

- Two-bedroom ground-floor apartment
- Popular Westaway Heights development
- Investment purchase with tenants in situ
- Currently achieving £900 PCM
- Gross annual rental income of £10,800
- Spacious open-plan living room/kitchen
- Two well-proportioned bedrooms
- Gas-fired central heating
- Convenient access to Barnstaple town centre
- Excellent opportunity for landlords and investment buyers

Situated within the popular and established Westaway Heights development, this spacious two-bedroom ground-floor apartment represents an excellent opportunity for investment purchasers. The property is being offered to the market with the existing tenants remaining in situ, providing the opportunity to acquire an established rental property with an immediate income.

The apartment offers well-proportioned accommodation throughout and enjoys the added convenience of being positioned on the ground floor. Access is gained via a communal entrance hallway, with the private entrance to the apartment situated directly ahead.

Upon entering the property, a welcoming hallway provides access to the principal accommodation and benefits from an entry phone system, central heating controls and a useful full-height storage cupboard.

One of the particular features of the apartment is the generous open-plan living room and kitchen, creating a spacious and sociable environment with ample room for both comfortable seating and dining furniture. The kitchen is fitted with a range of wall and base units complemented by work surfaces and an inset stainless-steel sink. Integrated appliances include an electric oven with gas hob and extractor over, together with a built-in washing machine and dishwasher. A cupboard houses the gas-fired combination boiler.

There are two well-proportioned bedrooms, with the principal bedroom offering comfortable double accommodation and plenty of space for freestanding furniture. The second bedroom is also a useful size and provides versatile additional accommodation.

The bathroom is fitted with a white suite comprising a panelled bath with shower over, concealed-cistern WC and wash hand basin with useful vanity storage beneath. A ladder-style heated towel rail completes the room.

The property is currently let to tenants who are paying £900 per calendar month, providing a gross annual rental income of £10,800. The vendor's intention is to sell the property with the tenants remaining in occupation, making this an attractive proposition for landlords and investment buyers seeking a property with an established tenancy and rental income already in place.

Westaway Heights is conveniently positioned for access to Barnstaple and its extensive range of amenities, including shops, supermarkets, leisure facilities, restaurants and transport connections. The location also provides convenient access to the wider North Devon area and the North Devon Link Road.

Overall, 80 Westaway Heights is a fantastic opportunity to acquire a spacious two-bedroom ground-floor apartment with an established rental income, ideally suited to those looking to add to an existing property portfolio or make their first investment purchase. An internal inspection is recommended to fully appreciate the accommodation on offer.





**Communal Entrance** - The main entrance door opens into a small communal hallway, with the private entrance to the apartment positioned directly ahead.

**Entrance Hallway** - A welcoming entrance hallway with entry phone system, central heating controls and radiator. A useful full-height storage cupboard provides excellent additional storage, with doors leading to the principal rooms.

Open Plan Living Room / Kitchen

**Kitchen / Living Room** - 23'1" x 12'1" (7.04m x 3.68m)

A particularly spacious and versatile open-plan living space, providing ample room for both relaxing and dining. The living area benefits from a radiator, television aerial point, telephone point and recessed downlighting.

The kitchen is well arranged with a range of fitted wall and base units complemented by laminate work surfaces. There is an inset one-and-a-half bowl stainless steel sink with mixer tap, together with a built-in washing machine and dishwasher. Further integrated appliances include a single electric oven with gas hob and extractor hood over. A cupboard houses the gas-fired combination boiler, while recessed downlighting completes the space.

**Bedroom One** - 12'11" x 9'11" (3.94m x 3.02m)

A well-proportioned double bedroom with double radiator, television aerial point and telephone point, offering ample space for bedroom furniture.

**Bedroom two** - 9'11" x 9'8" (3.02m x 2.95m)

A good-sized second bedroom offering flexibility for use as a guest room, home office or additional reception space. Radiator.

**Bathroom** - 7'10" x 6'10" (2.4m x 2.08m)

A well-appointed bathroom fitted with a modern white suite comprising a concealed-cistern WC, wash hand basin with useful vanity cupboard beneath and panelled bath with shower over. Finished with a ladder-style heated towel rail and shaver socket.

**Outside** - To the rear of the property is a gravelled garden which is sole use of No.80 and communal parking.

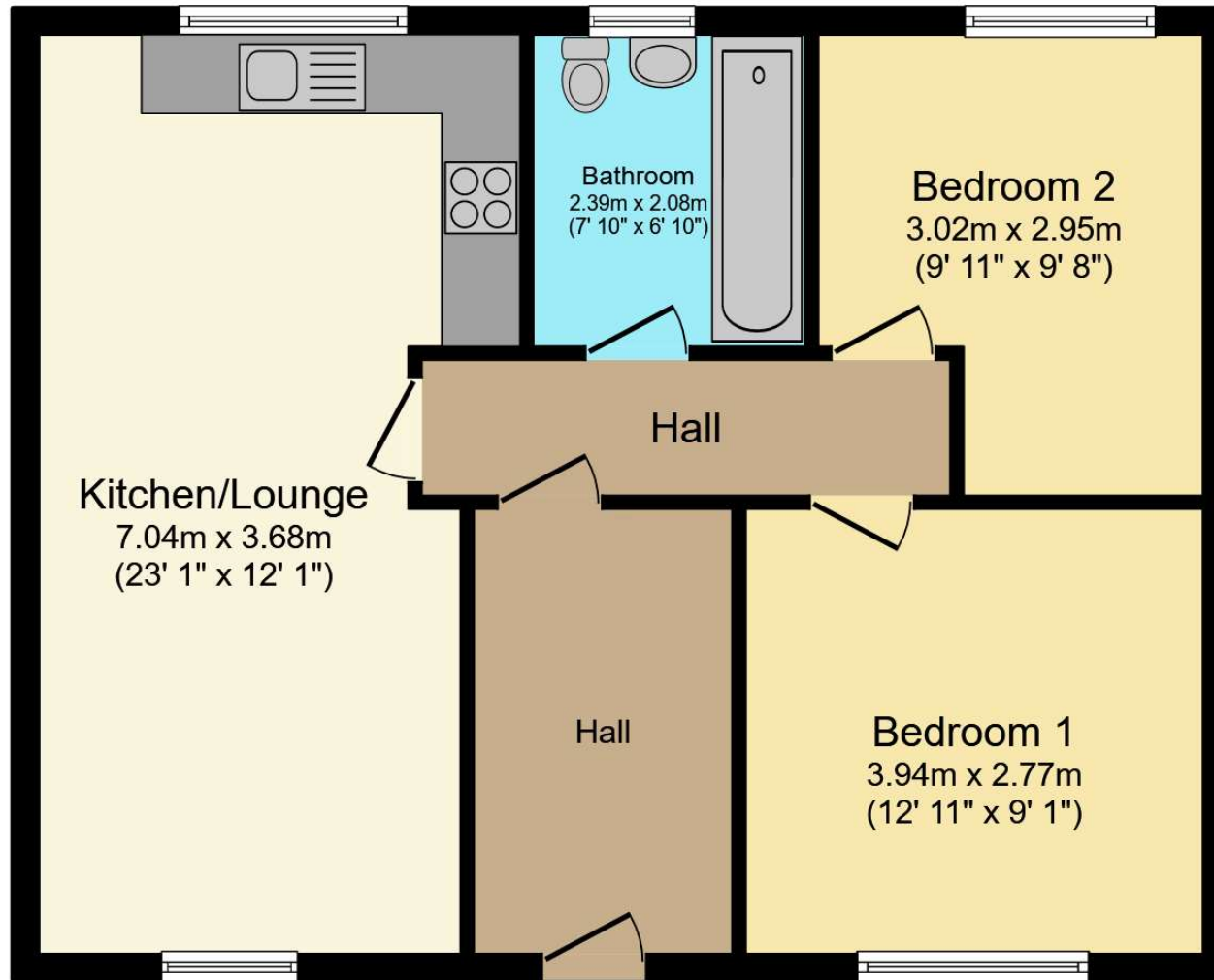
**Agents note** - The property is on a 999 year lease starting from 2004. The current owners have advised us they are paying a fee for companies house of £16.66 a year. The buildings insurance is £250 a year. There is also a charge of £250 a year to maintain all the grounds. For any other expenses the costs are shared between the flats.

**Note** - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.





Floor Plan

Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**COUNCIL TAX BAND – B**

**EPC RATING - B**



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