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## 4 Bed Link Detached Family Home

15 Boulder Clay Way, Roundswell, Barnstaple, EX31 3WH

Guide Price

**£310,000**

- Sunny and Low Maintenance Garden
- NHBC Warranty
- Modern Kitchen
- Garage and Parking
- Master En Suite With Dressing Area
- Open Plan Living
- UPVC Double Glazing
- Energy Efficient
- Convenient Location

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## Room list:

- Entrance Hall**  
2.04m x 3.96m (6'8" x 12'11" )
- Kitchen Diner**  
2.77m x 4.99m (9'1" x 16'4" )
- Living Room**  
4.90m x 3.49m (16'0" x 11'5")
- Downstairs WC**  
2.04m x 0.86m (6'8" x 2'9" )
- Master Suite**  
2.99m x 4.55m (9'9" x 14'11")
- En-Suite Shower Room**  
2.99m x 1.37m (9'9" x 4'5")
- Bedroom 2**  
2.67m x 4.47m (8'9" x 14'7")
- Bedroom 3**  
2.67m x 3.94m (8'9" x 12'11")
- Bedroom 3**  
2.67m x 3.94m (8'9" x 12'11")
- Bedroom 4**  
2.16m x 2.65m (7'1" x 8'8")
- Family Bathroom**  
2.14m x 1.92m (7'0" x 6'3")
- Landing**  
2.16m x 3.75m (7'1" x 12'3")
- Garage**

## Overview

Welcome to this contemporary 4-bedroom semi-detached residence located in the Roundswell neighbourhood. Step into the heart of the home, where downstairs unfolds into an open-plan living space seamlessly integrating a modern kitchen. Double doors lead from the living room to the private garden, creating a fluid connection between indoor and outdoor living. The ground floor also features a convenient cloakroom and an inviting entrance hall, setting the tone for a warm welcome.

Upstairs, discover a master suite that epitomizes comfort and style, complete with custom-built wardrobes offering ample storage solutions. The modern en-suite shower room enhances the master suite with a spacious walk-in shower, providing a touch of luxury. The family bathroom is strategically placed near the three additional bedrooms, offering practicality and accessibility for the entire household.

Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area’s best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

