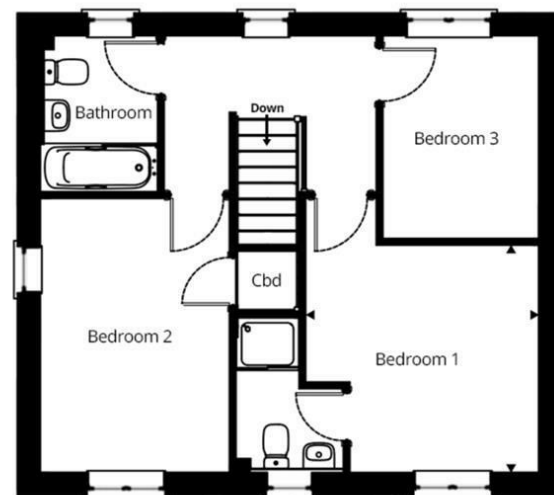


Ground Floor



First Floor



Well Presented 3 Bed Link Detached House

1 Spinney Close, Roundswell, Barnstaple, EX31 3RT

- Fibre Optic Broadband
- Driveway and Garage
- Modern Kitchen Diner
- Low Maintenance Garden
- NHBC Remainder
- En-Suite Master Bedroom

Offers In Excess Of

£325,000

Directions

Exit Barnstaple up Sticklepath Hill from the 'Stonehenge' roundabout, continue on the A3125 until you get to the Cedars roundabout. Take the 1st exit heading down the hill towards Roundswell, once you reach the next roundabout take the 3rd exit onto the Old Bideford Road. Follow along until the next roundabout where you will need to exit via the 3rd exit onto Brookside Tews Lane, take the first left turning onto Wedlake Way followed by a left turn onto Spinney Close.

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or email barnstaple@phillipsland.com

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Overview

Welcome to this 3-bedroom link-detached property in Roundswell, thoughtfully designed for comfortable living. As you enter, a welcoming entrance hall leads you into a functional and spacious layout. The kitchen/diner which is equipped with modern amenities and ample counter space, provides an enjoyable space for both cooking and dining. The lounge which is accessible from the entrance hall, offers versatility with various seating arrangements and entertainment options. Adding practicality to the ground floor is a well-appointed downstairs WC, ensuring convenience for residents and guests.

Upstairs, three well-proportioned bedrooms await. The master bedroom features a modern ensuite shower room and built-in wardrobes, while the additional two bedrooms share access to a tastefully designed family bathroom with an overhead shower, sink and WC.

Spinney Close is located centrally to Roundswell, which provides many amenities a short walk away with both supermarkets and a local pub situated within a mile. If you wish to travel further afield to many of the magnificent coastal pathways or far-stretching beaches, the bus stop is placed even closer-by. Alternatively, Barnstaple train station allows for transport links to the rest of the country via Exeter.

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



Outside

The outside of 1 Spinney Close offers parking for 2 vehicles whilst an additional parking space is available in the large garage which is accessible from an external back door. The garage which also is home to plenty of overhead storage, ideal for bikes and further storage, would also make a perfect space for a potential workshop. Exiting the kitchen you step out into the garden where the current owners have installed a low maintenance garden having been laid to patio with surrounding raised flower beds. Side gate access is also available.



Room list:

Entrance Hall

Living Room

3.30m x 5.1m (10'9" x 16'8")

Kitchen Diner

2.70m x 6.30m (8'10" x 20'8")

Downstairs WC

Landing

Bedroom 1

3.40m x 3.30m (11'1" x 10'9")

En-Suite

Bedroom 2

2.70m x 3.90m (8'10" x 12'9")

Bedroom 3

2.30m x 2.90m (7'6" x 9'6")

Family Bathroom