



## Directions

From Barnstaple, leave the town in the direction of the A3125 road to Bideford. Continue through Sticklepath and past the school on your right. At the roundabout with The Cedars Inn on your right, turn left down the hill taking the next turn right into Brynsworthy Park. Continue along in a straight line, turn right onto Bramble Walk, follow the road round to the left and take the left turning onto Cornflower Close.

**Looking to sell? Let us value your property for free!**

Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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Guide Price

**£300,000**

## Detached 2 Bed Bungalow

11 Cornflower Close, Roundswell, Barnstaple, EX31 3RE

- Beautiful Front and Rear Garden
- Double Glazing Throughout
- Single Garage
- New Boiler Installed
- Double Length Driveway
- Amenities Close-By



## Room list:

### Entrance Hall

1.12/3.20m x 0.90/2.15m  
(3'8"/10'5" x 2'11"/7'0")

### Lounge Diner

4.55/5.04m x 3.27m (14'11"/16'6" x 10'8")

### Kitchen

2.35m x 2.86m (7'8" x 9'4")

### Bedroom 1

3.26m x 3.26m (10'8" x 10'8")

### Bedroom 2

2.18m x 2.21m (7'1" x 7'3")

### Bathroom

1.97m x 1.86m (6'5" x 6'1")

### Garage

## Overview

As you step inside, you are greeted by a spacious layout designed for easy living.

The heart of the home is the inviting lounge diner, which benefits from a beautiful bay window that fills the space with natural light and offers a lovely spot to relax and entertain. This open-plan area provides flexible living and dining options, ideal for everyday enjoyment or hosting guests.

The first bedroom, a generously sized double, enjoys a peaceful view overlooking the rear garden, making it a serene retreat. Bedroom 2 is a single bedroom and currently used as a home office.

The kitchen, positioned at the front of the bungalow, boasts garden views that add a touch of serenity to your daily routine. It's a functional space where you can prepare meals while admiring the outdoor greenery, creating a pleasant atmosphere even while you're busy cooking or cleaning up.

Outside, the front and rear gardens have been lovingly tended to over the years, featuring mature plants, trees, and flower beds that enhance the property's curb appeal and provide a private oasis for outdoor activities or peaceful moments. Also situated at the front, is a single garage and a double length driveway, offering both parking and storage.



## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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