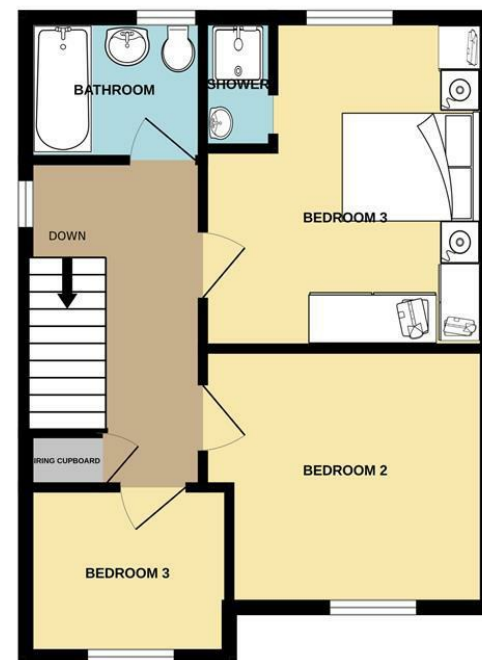


GROUND FLOOR



1ST FLOOR



9 THE COPSE, ROUNDSEWELL, BARNSTAPLE, EX31 3UU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detached 3 Bed House, Garage, Enclosed Garden.

9, The Copse, Roundswell, Barnstaple, EX31 3UU

Offers In The Region Of

£300,000

- Detached Brick Faced House
- Bathroom, Master with Shower
- Hall with Cloakroom off
- Single Car Garage
- Quiet Cul De Sac
- Lounge opening to Dining Room
- Good Sized Enclosed Rear Garden
- 3 Bedrooms
- Kitchen
- Well Stocked, Pond - overgrown

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or email barnstaple@phillipsland.com

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Overview

Set in a quiet cul-de-sac, to the western edge of the Roundswell development, on whcih few houses have been for sale.

Within a short walk is the recently opened, 2020, Primary Academy with intake from 3 to 4 years and Tews Lane playing fields.

The property is approximately midway between the village of Fremington, 2 miles, with its good range of local village facilities whilst a mile east is Sticklepath with local facilities of Fish and Chips, Chinese, Morrisons daily store with Post Office, Cedars Inn. Only a mile or so beyond is the North Devon administrative centre of Barnstaple with more comprehensive facilities.

Footpaths and cycleways track through the development which allow good access to the Roundswell business park where there are Sainsbury's, Lidl's, Dunelm, Costa, McDonalds and a variety of other stores and businesses and all being just north of the A39 North Devon Link road.

The coast, beach and sea is at Instow close by.

Services

All mains connected.

Council Tax

Band D

EPC Rating

Band - TBC

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878 Out of hours
MichaelChallacombe 07970
445204



Accomodation

A brick built south and west facing detached house with 3 bedrooms and family bathroom with on the ground floor a hall with cloakroom off, a lounge opening into a separate dining room. There is a fitted kitchen.

Enclosed rear garden which is currently in need of some attention but has in the past been very well stocked.

There is a detached garage and trips front off-road car parking spaces.

The accommodation although structurally sound would benefit from a little updating, possible new kitchen, new carpets, floor coverings and decoration.

Room list:

Entrance Hall

Cloakroom

1.603 x 0.886 (5'3" x 2'10")

Lounge

3.954 x 3.39 (12'11" x 11'1")

Dining Room

2.708 x 2.707 (8'10" x 8'10")

Kitchen

3.550 x 2.565 (11'7" x 8'4")

Landing

Bedroom 1

3.876 x 3.387 (12'8" x 11'1")

Shower Area

1.533 x 0.811 (5'0" x 2'7")

Bedroom 2

3.017 x 3.001 (9'10" x 9'10")

Bedroom 3

2.377 x 1.980 (7'9" x 6'5")

Family Bathroom

1.843 x 1.663 (6'0" x 5'5")

Off Road Car Space

Detached Garage

5.058 x 2.6 (16'7" x 8'6")

Enclosed Rear Garden

