



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.  
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.  
Made with Metropix ©2025

## Directions

From Barnstaple leave the town on the A3125 road, at the roundabout with The Cedars on your right, turn left down the hill to the next roundabout, turn right into Old Bideford Road, take the first right into Cedar Grove and then first left into Meadow Park.

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

Call 01271 327878

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Guide Price

**£260,000**

## 2 Bed House - Semi-Detached

3, Meadow Park, Roundswell, Barnstaple, EX31 3QX

- Immaculate Condition Throughout
- Converted Garage
- South Facing Garden
- Two Double Bedrooms
- Gas Combi Boiler
- UPVC Double Glazing
- Driveway Parking
- Convenient Location
- Additional Communal Parking



## Room list:

**Living Room**  
3.71m x 4.28m (12'2" x 14'0")

**Kitchen Diner**  
2.71m x 4.28m (8'10" x 14'0")

**Second Living Room/Bedroom**  
4.94m x 2.70m (16'2" x 8'10")

## Landing

**Bedroom 1**  
3.20m x 4.28m (10'5" x 14'0")

**Bedroom 2**  
3.26m x 2.18m (10'8" x 7'1")

**Bathroom**  
2.30m x 2.00m (7'6" x 6'6")

## Property Description

One of the standout aspects of this property is the smartly converted garage, now offering an adaptable third bedroom or an additional reception space. With its own private entrance, this room lends itself perfectly to a variety of uses, whether as a guest suite, home office, or a private area for a family member seeking a bit more independence.

Inside, the home has been recently updated with fresh décor and new carpeting throughout, creating a clean and modern feel, as well as the boiler which was newly replaced last year. The ground floor features a welcoming living room with a characterful bay window, a spacious open-plan kitchen and dining area ideal for entertaining, and the multi-functional converted room. The kitchen is well-equipped with a range of base and eye level units, providing ample storage and workspace. Upstairs, you'll find two generously sized double bedrooms and a well appointed family bathroom. The bathroom comprises a three piece suite including a bath with overhead shower, a wash basin, and a WC. The main bedroom benefits from a built in wardrobe complete with hanging space and shelving.

The rear garden is fully enclosed and child and pet friendly, mainly laid to lawn with a paved seating spot, ideal for enjoying the sun. There's also side access and a garden shed included. At the front, the garden is attractively low-maintenance with decorative stone chippings, and a private driveway provides convenient off-road parking.

## Surrounding Area

Meadow Park is a quiet cul-de-sac within Roundswell on the fringes 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 of 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

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

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