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Directions

From Barnstaple leave the town proceeding over the Long Bridge in the direction of the A3125 Bideford Road. At the roundabout with The Cedars turn left and proceed down the hill, at the roundabout take your 3rd exit into Old Bideford Road. Continue ahead taking your 4th right into Westermoor Way, travel along this road and continue across the roundabout and turn left into Middle Combe Drive, follow the road around where the left hand turn for Ley Meadow will be found and number 20 is found immediately on you

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

Call 01271 327878
or email barnstaple@phillipsland.com

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4 Bed House - Detached

20 Ley Meadow Drive, Roundswell, Barnstaple, Devon, EX31 2XX

Asking Price

£400,000

- Generous Corner Plot
- No Ongoing Chain
- Packed Full Of Features
- Two En-Suite Shower Rooms
- Double Width Driveway
- Superb Kitchen/Dining Room
- 4 Double Bedrooms
- Attractive Rear Garden
- Gas Central Heating



Room list:

Entrance Porch

WC

Entrance Hall

Kitchen/Dining Room
4.86 max x 5.15 max (15'11" max x 16'10" max)

Sitting Room
5.15 x 3.35 (16'10" x 10'11")

Bedroom 4
4.19 x 3.23 (13'8" x 10'7")

En-Suite Shower Room

Landing

Bedroom 1
4.19 x 3.23 (13'8" x 10'7")

En-Suite Shower Room

Bedroom 2
3.35 x 3.39 (10'11" x 11'1")

Bedroom 3
3.57 x 3.35 (11'8" x 10'11")

Family Bathroom
2.80 x 1.70 (9'2" x 5'6")

Garage

Overview

Phillips Smith & Dunn are delighted to offer to the market this superb and spacious 4 bedroom detached family home located within this popular residential location on the outskirts of the town.

The property stands on a larger than average plot and the current owner has extended the original accommodation and totally refurbished the rest of the property to an exacting standard. No corners have been cut in this house and this is a far different from your standard home on this development. The property comes with 4 double bedrooms, 2 of which are en-suite with one bedroom on the ground floor allowing versatility to act as a small annexe for a loved one.

The property benefits from UPVC double glazed windows and doors, gas fired central heating and the added advantage of brick elevations therefore, requiring the minimum of upkeep. Briefly the internal accommodation comprises entrance porch, cloakroom WC, large kitchen/dining room, which is the real heart of the home and has a range of newly fitted wall and base units with working surfaces over, inset sink, brand new integrated oven, integrated fridge/freezer and tiled splashbacks with French doors leading out to the garden. The sitting room is a lovely dual aspect room with French doors leading to the garden also. On the first floor are three double bedrooms and the superb family bathroom that has a modern 3 piece suiter fitted.

An internal inspection is highly recommended to truly appreciate all that is on offer.

Situated in the popular residential development of Roundswell and within a short distance to the nearby retail park with numerous outlets and Sainsburys superstore. Barnstaple the regional centre of North Devon offers excellent amenities with many high street and independent stores, restaurants, cinema, public houses and a wide variety of leisure facilities. The North Devon link road (A361) is also within close proximity providing a swift and direct route to the M5 motorway and connecting routes beyond.

Outside

The property is approached via the double width driveway providing ample off road parking and leads to the attached garage with light and power connected and a personal door. To the front is a small area of garden laid to stone chippings for ease of maintenance. At the rear is a lovely family size garden, perfect for the kids to run around in and also being fully enclosed provides a high degree of privacy and safety. There is a great seating area and small patio with an attractive central lawn and useful timber shed.



Services

All main services connected

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

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

