

GROUND FLOOR

1ST FLOOR



BRYNSWORTHY PARK ROUNDSELL

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Lovely 3 Bedroom Home

12 Brynsworthy Park, Roundswell, Barnstaple, EX31 3RB

Offers In Excess Of

£300,000

- Very sought after location
- En-suite to bedroom 1
- Views across rooftops
- Off road parking & Garage
- No ongoing chain
- Gas central heating

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, ignoring the left hand turn into Honeysuckle Drive, till you reach the property on your left hand side with number plate and for sale board clearly displayed.

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

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Entrance Hall

WC

Sitting Room
4.31 x 3.06 (14'1" x 10'0")

Dining Room
3.85 x 2.33 (12'7" x 7'7")

Kitchen
2.91 x 2.43 (9'6" x 7'11")

Bedroom 1
6.17 x 2.31 (20'2" x 7'6")

En-Suite

Bedroom 2
3.30 x 2.93 (10'9" x 9'7")

Bedroom 3
3.12 x 2.00 (10'2" x 6'6")

Bathroom
2.20 x 2.13 (7'2" x 6'11")

Garage
4.05 x 2.50 (13'3" x 8'2")

Overview

Situated in this most desirable of areas surrounded by similar style properties is the spacious and inviting 3 bedroom home. The property was built in the 90s by Lovell Homes and offers an attractive design with extended accommodation. It has some attractive features including an en suite and dressing area to the master bedroom and pleasant views out across rooftops. From the entrance hallway you access the wc cloakroom and kitchen which has modern wall and base units with working surfaces over and space and plumbing for appliances, the kitchen overlooks the front garden area. At the rear is the sitting room with sliding patio doors out onto the raised decking and French doors lead through to the separate dining room. On the first floor are 3 bedrooms with bedroom one having an en-suite shower room and dressing room. The family bathroom has a 3 piece suite to include, bath with shower over, wc and hand wash basin. Phillips, Smith & Dunn thoroughly recommend a full viewing to appreciate this very appealing home.

Brynsworthy Park is local to many amenities including superstores, restaurants, petrol stations and convenience stores. A frequent bus route can be obtained to 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 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.

Outside

Outside and to the front of the property is the off road parking leading to the garage that has an electric roller door fitted, light and power connected and a personal door to the side. There is lawned front garden and side pedestrian access takes you to the rear garden that has been designed with ease of maintenance in mind with decked areas one of being raised perfect to sit out and enjoy the surrounding views.



Services

All main services connected

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

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

