



MEADOWSWEET LANE

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4 Bed Detached Family Home

2 Meadowsweet Lane, Roundswell, Barnstaple, Devon, EX31 2PS

Asking Price

£435,000

- Very Popular Location
- Detached Double Garage
- No Ongoing Chain
- Spacious Family Home
- In Need Of Some Modernisation
- Quiet Cul-De-Sac Position

Directions

From Barnstaple proceed over the long bridge and up sticklepath hill, on reaching the cedars roundabout turn left, take the next turning on the right into Brynsworthy park, follow this road up and turn right into Meadowsweet Lane continue up and the property will be found on the left hand side.

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

Kitchen/Breakfast Room
4.42 x 2.60 (14'6" x 8'6")

Utility Area
2.48 x 1.67 (8'1" x 5'5")

Sitting Room
4.46 x 3.61 (14'7" x 11'10")

Dining Room
3.58 x 2.81 (11'8" x 9'2")

Bedroom 1
3.56 x 3.56 (11'8" x 11'8")

En-Suite

Bedroom 2
3.66 x 3.08 (12'0" x 10'1")

Bedroom 3
3.34 x 2.30 (10'11" x 7'6")

Bedroom 4
2.82 x 2.53 (9'3" x 8'3")

Bathroom

Double Garage

Overview

Located in the sought-after Roundswell area of Barnstaple, this exceptionally well-presented four-bedroom detached house is positioned in a quiet cul-de-sac. It boasts a fully enclosed rear garden, a double driveway, and a large detached double garage. The property features gas central heating, coving throughout, and PVCU double-glazed windows and doors, ensuring a well-maintained appearance.

The ground floor includes entrance hall with stairs to the first floor, a storage cupboard, and a study with a front-facing window. A cloakroom with a two-piece white suite features a low-level WC, a vanity unit with storage and an inset sink, and complementary tiling. The kitchen/breakfast room is equipped with a range of wall and base units, working surfaces, complementary wall tiling and appliances with space for more. From the kitchen is the utility room, which has matching units, space and plumbing for washing machine and dryer and a door leading to the rear garden. The Sitting room is a nice size with a feature fireplace. Double doors lead to the dining room with patio doors to the rear garden. On the first floor are 4 well proportioned bedrooms with bedroom 1 overlooking the rear garden and includes built-in wardrobes and an en-suite shower room. The family bathroom is generous in size and features a 3 piece suite.

Meadowsweet Lane is situated on the Brynsworthy Park development and 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

Driving up through this quiet development you approach the property over the driveway that offers ample off road parking leading to the detached double garage which has light and power connected. Side pedestrian access leads to the attractive walled garden that is south facing and offers a good degree of seclusion and privacy, being mainly laid to lawn with a patio area ideal for outdoor dining.



Services

All main services connected

Council Tax band

E

EPC Rating

D -Expired

Tenure

Freehold

Viewings

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

