



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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.

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4 Bed Detached Family Home

17 Lower Westlake Road, Roundswell, Barnstaple, Devon, EX31 3XE

Guide Price

£370,000

- 4 Bedroom Detached House
- Garage & Driveway Parking
- Sunny And Private Rear Garden
- NO CHAIN!
- Perfect For The Growing Family
- Refurbished To A High Standard

Directions

Head out of town in a Westerly directon, passing through Sticklepath upon reaching the cedars roundabout take the first exit towards Roundswell, upon reaching a further roundabout take the third exit onto Old Bideford Road. Then take the fith right turn into Westermoor Way. Take the second turning into Higher Westlake, follow this road as it bends turning into Lower Westlake and the house will be situated on the right with number '17' clearly displayed.

Looking to sell? Let us
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for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Overview

An immaculate fully refurbished 4 bedroom detached house originally built in c.1997 having been updated considerably now offering excellent family accommodation. A property not to be missed, contact our Barnstaple office for further information.

On approach, to the front of the property, you have a level driveway with ample parking and a front garden. Once inside you have a hall with space for hanging coats and storing shoes with stairs to the first floor. The sitting room is a spacious dual aspect room perfect for entering and socialising with family and friends. The kitchen breakfast room runs along the back of the house and is fully refurbished with a range of base and eye level units, finished to a high standard. Also on the ground floor is a WC and integral access to the garage.

On the first floor are 4 spacious bedrooms. The principal has its own modern and newly updated ensuite shower room, along with the family bathroom which has been fully refurbished. Contact our Barnstaple office for more information or to arrange your viewing appointment.

The property is situated on the outskirts 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 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 connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 out of hours contact Edward on



Outside

To the outside of this property is where it really excels further, there is a large frontage with plenty of off-road parking now for two cars! Level access can be obtained to the integral single garage.

The side access which is currently gated leads to the rear garden and has been improved by the current owners. There is now a very well dressed Devon bank with a range of shrubs and small trees. The rear garden has a high degree of privacy and is perfect for summer entertaining with family and friends aswell as providing the perfect spot for your fluffy friends to stretch their legs. A rear patio is ideal for alfresco dining and enjoying the days sunlight.



Room list:

Entrance Hall

Sitting Room

4.27 x 3.35 (14'0" x 10'11")

Kitchen Breakfast Room

4.14m x 2.64m (13'7 x 8'8)

Ground Floor WC

First Floor Landing

Bedroom 1

4.27 x 2.49 (14'0" x 8'2")

Bedroom 2

4.27 x 2.49 (14'0" x 8'2")

Bedroom 3

2.64 x 2.49 (8'7" x 8'2")

Bedroom 4

2.64 x 2.14 (8'7" x 7'0")

Bathroom

Garage

5.13 x 2.49 (16'9" x 8'2")