



TOTAL FLOOR AREA : 1520 sq.ft. (141.3 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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4/5 Bedroom Spacious Town House

49 Claypits Road, Roundswell, Barnstaple, EX31 3WJ

Guide Price

£340,000

- CHAIN FREE!
- South West Facing Garden
- Modern Kitchen Appliances
- Spacious Family Home
- Convenient Location
- Master Bedroom
- Driveway and Garage
- Two Ensuite Shower Rooms
- NHBC Warranty Remainder

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Property Description

Nestled in the desirable area of Roundswell, this beautifully presented 4/5 bedroom townhouse offers flexible and modern living across three well-designed floors. Ideal for families or those seeking versatile space, the home combines practical features with contemporary style.

As you enter through the front door, a generous hallway greets you, complete with practical storage solutions and a convenient downstairs WC. Double doors lead into a stunning open-plan living area, flooded with natural light and perfect for entertaining. The spacious kitchen is equipped with a full suite of integrated appliances, including a dishwasher, washing machine, fridge freezer, electric oven, 4-ring hob, and sink with drainer. There's ample space for a large dining table and lounge furniture, while French doors open directly onto the south-west facing rear garden – perfect for enjoying the afternoon sun.

The first floor features a substantial room currently used as a second lounge but easily adaptable as an additional bedroom, home office, or playroom. The master suite is also located on this floor, boasting a walk-through dressing area and a private en suite shower room for added luxury.

The top floor comprises two further double bedrooms – one with its own en suite shower room and charming Velux window – as well as a well-proportioned single bedroom. This floor also benefits from an additional family bathroom, featuring a three-piece suite including a bath with overhead shower. Additional storage and an airing cupboard can be found on the landing, maximising practicality throughout.

Externally, the property enjoys a low maintenance, south west facing rear garden, ideal for relaxing or entertaining. A single garage and driveway parking add to the convenience, offering secure and accessible off road space.

Services

All Mains Services Connected

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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



Surrounding Area

Located in the popular Roundswell area on the edge of Barnstaple, this home enjoys proximity to the regional and administrative heart of North Devon. Set within the scenic valley of the River Taw, Barnstaple is surrounded by picturesque Devonshire countryside, as well as some of the region's most celebrated beaches and dramatic coastal walks. As the commercial hub of North Devon, Barnstaple offers an excellent range of amenities, including banks, schools, restaurants, and leisure facilities such as a cinema, theatre, and a modern leisure centre. The town blends the charm of a traditional market with the convenience of contemporary shopping options, creating a vibrant and welcoming atmosphere.

For beach lovers, the golden sands of Woolacombe, Croyde, and Instow are all within easy reach, perfect for day trips and family outings. Excellent transport links include the A361 North Devon Link Road, offering straightforward access to the M5 motorway, while Barnstaple's train station provides regular services to Exeter Central and beyond.



Room list:

Entrance Hall
4.52m x 2.19m (14'9" x 7'2")

Open Plan Family Room
9.61m x 4.90m (31'6" x 16'0")

Downstairs WC
0.82m x 2.19m (2'8" x 7'2")

Living Room/ Bedroom 5
4.08m x 4.89m (13'4" x 16'0")

Bedroom 1
3.90m x 2.66m (12'9" x 8'8")

Dressing Room
2.08m x 2.14m (6'9" x 7'0")

En Suite Shower Room
1.44m x 2.65m (4'8" x 8'8")

Bedroom 2
3.22m x 3.87m (10'6" x 12'8")

En Suite Shower Room
2.11m x 2.11m (6'11" x 6'11")

Bedroom 3
4.10m x 2.67m (13'5" x 8'9")

Bedroom 4
2.82m x 2.13m (9'3" x 6'11")

Family Bathroom
2.13m x 2.67m (6'11" x 8'9")

Garage