

GROUND FLOOR



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3 Bedroom Detached Bungalow

3 Brynsworthy Park, Roundswell, Barnstaple, Devon, EX31 3RB

Asking Price

£350,000

- Desirable Location
- Close to Amenties
- Spacious Bungalow
- Delightful Rear Garden
- Garage & Off Road Parking
- No Ongoing Chain

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Room list:

Entrance Hall

WC

Sitting Room
5.01 x 3.05 (16'5" x 10'0")

Dining Room
0.61m.29.26m x 0.61m.27.13m (2.96 x 2.89)

Kitchen
3.91 x 2.85 (12'9" x 9'4")

Conservatory
0.91m.7.01m x 0.61m.30.18m (3.23 x 2.99)

Bedroom 1
3.78 x 3.27 (12'4" x 10'8")

En-Suite Shower Room

Bedroom 2
3.77 x 2.86 (12'4" x 9'4")

Bedroom 3
3.05 x 2.88 (10'0" x 9'5")

Bathroom
2.69 x 1.57 (8'9" x 5'1")

Double Garage
5.34 x 5.27 (17'6" x 17'3")

Overview

Located in one of the area's most sought-after residential enclaves and surrounded by similarly styled homes, this spacious and well-presented three-bedroom detached bungalow offers a superb blend of comfort and functionality. Constructed in the 1990s by the reputable Lovell Homes, the property boasts an attractive architectural design and thoughtfully arranged accommodation.

The bungalow includes several desirable features, notably a master bedroom with en suite shower room, a spacious double garage, and a bright conservatory accessed via patio doors from the dining room. The generously sized sitting room benefits from a feature gas fireplace, enhancing the home's warmth and character. From the central hallway, you are led into a well-equipped kitchen fitted with a comprehensive range of wall and base units, coordinating work surfaces, a four-ring gas hob, and an electric single oven. There is also provision for additional appliances, with plumbing in place. The property comprises three comfortable bedrooms, with the principal bedroom featuring an en suite shower room. The family bathroom is fitted with a modern three-piece suite including a panelled bath with overhead shower, a WC, and a vanity sink unit.

This appealing bungalow presents a rare opportunity to acquire a home in such a desirable setting. Phillips, Smith & Dunn highly recommend an internal inspection to fully appreciate the quality and potential this property offers.

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.

Services

All main services connected

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

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

