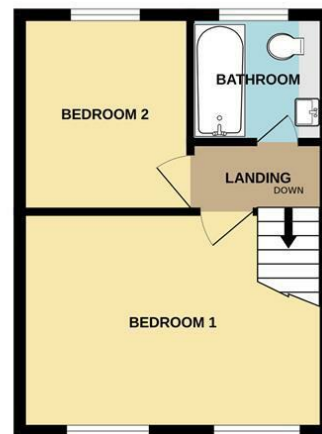


GROUND FLOOR



1ST FLOOR



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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3 Bed House - Semi-Detached

12 Mulberry Way, Roundswell, Barnstaple, EX31 3QZ

Guide Price

£290,000

- Garage and Workshop
- Immaculate Condition Throughout
- Gas Combi Boiler
- Modern Kitchen
- Driveway Parking
- Well Landscaped Garden
- Two Contemporary Bathrooms
- Convenient Location
- UPVC Double Glazing

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Property Description

Ground Floor
The heart of the home is the open-plan lounge and dining area, a welcoming space ideal for relaxing and entertaining. The adjoining modern kitchen is thoughtfully designed with a range of base and eye-level units, integrated appliances including a dishwasher, fridge freezer, electric oven and hob, as well as a breakfast bar for casual dining. Premium finishes such as under-counter lighting and strip floor lighting add a stylish and practical touch, while the kitchen enjoys pleasant views over the rear garden.

From the kitchen, step into the rear porch, which includes a useful utility cupboard. Also on the ground floor is a newly fitted shower room, complete with a walk-in shower, WC, and vanity sink.

The former garage has been cleverly converted to create a generous third bedroom, featuring; perfect as a guest suite, home office or for multi-generational living.

First Floor
Upstairs, the home offers two well-proportioned bedrooms, with the larger of the two benefitting from built-in wardrobes. A modern family bathroom is located off the landing and includes a WC, vanity sink, and a bath with overhead shower.

External Features
The rear garden is a true retreat, laid to patio and lawn, ideal for enjoying the outdoors in all seasons. There are two patio areas, one undercover and one in the open offering both shade and sun in the warmer months' creating a luxurious and relaxing space to unwind.

To the front and rear of the property, you'll find a single garage and workshop with electric roller doors and rear garden access, providing excellent storage or hobby space.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Surrounding Area

Mulberry Way is a peaceful cul-de-sac tucked away in the popular Roundswell area, on the outskirts of Barnstaple, the vibrant regional hub of North Devon.

Barnstaple sits in the picturesque valley of the River Taw, surrounded by rolling Devon countryside and close to some of the South West's most stunning coastline. The area is ideal for nature lovers and beachgoers alike, with the golden sandy shores of Woolacombe, Croyde, and Instow all within easy reach, perfect for family outings, surfing, or coastal walks.

As North Devon's commercial and administrative centre, Barnstaple offers a wide range of amenities including well-regarded schools, banks, leisure facilities, and entertainment venues such as a theatre, cinema, and leisure centre. The town also boasts a lively mix of modern retail outlets and traditional markets, creating a dynamic yet welcoming atmosphere.

For commuters and travellers, the A361 North Devon Link Road offers direct access to the M5 motorway, while Barnstaple's railway station provides convenient connections to Exeter and beyond.



Room list:

Downstairs

Living Room
4.67m x 4.45m (15'3" x 14'7")

Kitchen
2.73m x 4.47m (8'11" x 14'7")

Rear Porch
1.50m x 3.03m (4'11" x 9'11")

Downstairs Shower Room
1.40m x 1.66m (4'7" x 5'5")

Bedroom 3
3.30m x 2.60m (10'9" x 8'6")

Upstairs

Bedroom 1
3.19m x 4.42m (10'5" x 14'6")

Bedroom 2
2.91m x 2.47m (9'6" x 8'1")

Bathroom
1.85m x 1.88m (6'0" x 6'2")

Outside

Garage
5.16m x 2.76m (16'11" x 9'0")

Workshop
4.56m x 1.65m (14'11" x 5'4")