



BRYNSWORTHY PARK ROUNDSWELL

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## 3 Bed House - Detached

11 Brynsworthy Park, Roundswell, Barnstaple, EX31 3RB

Asking Price

**£295,000**

- Sought After Location
- Desirable Corner Plot
- South Facing, Sun Trap Garden
- Garage & Off Road Parking
- No Ongoing Chain
- Gas Central Heating

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## Directions

From Barnstaple, leave the town in the direction of the A3125 road to Bideford. continue through Sticklepath and past the school on your right. At the roundabout with The Cedars Inn on your right, turn left down the hill taking the next turn right into Brynsworthy Park. Continue along in a straight line, ignoring the left hand turn into Honeysuckle Drive, till you reach the property on your left hand side with number plate and for sale board clearly displayed.

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## Overview

Located in a very sought after residential development, this well-presented three-bedroom detached home offers comfortable living spaces, a private south facing rear garden, and excellent potential for anyone looking to do put their own stamp on their home.

The property opens into a welcoming hallway which leads to a generous living room. Tastefully decorated in neutral tones and filled with natural light, this space is both inviting and practical for everyday living. The fitted kitchen provides ample storage, plenty of work surfaces, and modern appliances, including space for laundry facilities. Extending from the main living areas, a bright conservatory overlooks the garden and creates the perfect spot for family dining or quiet relaxation.

Upstairs, there are three well-proportioned bedrooms offering versatile accommodation, ideal for both families and guests. The bedrooms are complemented by a family bathroom finished in a clean and functional style, ready for a new owner’s personal touch.

Situated in a sought-after residential area, the house is conveniently close to local schools, shops, and everyday amenities. Excellent road and transport connections make commuting straightforward, while nearby parks and open spaces provide plenty of leisure opportunities. This home is ideal for families, first-time movers, or anyone seeking a well-maintained property with the scope to add value.

## Services

Type your text here

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



## Outside

Outside, the home benefits from driveway parking, a single garage with an up and over door, light and power connected and a personal door into the rear garden. Occupying a corner plot the front garden is laid to lawn and wraps around the side of the property. Side access take you the rear to the enclosed sun trap of a garden that offers privacy and security, with a level lawn bordered by mature shrubs – a safe and appealing space for children, pets, or summer entertaining.



## Room list:

### Entrance Hall

### Kitchen

3.20 x 2.43 (10'6" x 8'0")

### Sitting Room

3.23 x 4.95 (10'7" x 16'3")

### Conservatory

3.12 x 2.42 (10'3" x 7'11")

### Ground Floor WC

### First Floor Landing

### Bedroom 1

2.63 x 2.52 (8'8" x 8'3")

### Bedroom 2

2.73 x 3.49 (8'11" x 11'5")

### Bedroom 3

2.14 x 2.11 (7'0" x 6'11")

### Bathroom

1.69 x 2.10 (5'7" x 6'11")

### Garage