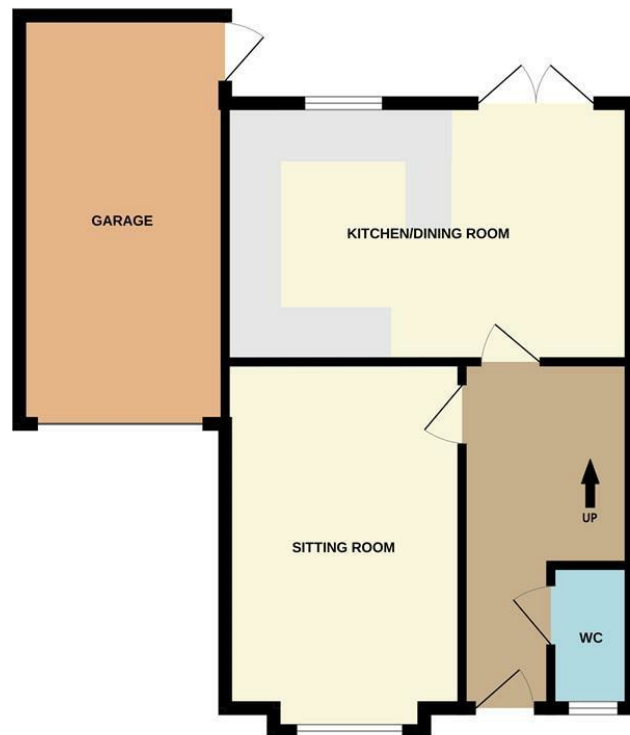
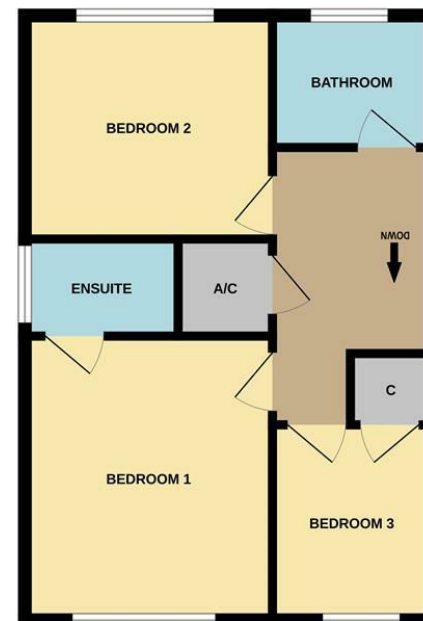


GROUND FLOOR



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 Bedroom Detached House

14 Crockers Close, Roundswell, Barnstaple, EX31 3GZ

Asking Price

£335,000

- Sought After Location
- Quiet No Through Road
- En-Suite To Bedroom 1
- Garage & Off Road Parking
- Gas Central Heating
- Large South Facing Garden

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Room list:

Entrance Hall

Sitting Room

4.51 x 3.09 (14'9" x 10'1")

Kitchen/Dining Room

5.31 x 3.37 (17'5" x 11'0")

WC

Bedroom 1

3.70 x 3.12 (12'1" x 10'2")

En-Suite Shower Room

Bedroom 2

3.13 x 2.91 (10'3" x 9'6")

Bedroom 3

2.55 x 2.12 (8'4" x 6'11")

Bathroom

1.97 x 1.70 (6'5" x 5'6")

Overview

This beautifully presented three-bedroom detached home offers a superb opportunity to secure a modern and spacious property within the sought-after street of Crockers Close development in Roundswell. Built by the highly regarded Cavanna Homes, the house combines quality craftsmanship with stylish contemporary living.

On entering the property, you are welcomed into a bright and inviting ground floor. The kitchen/dining room at the rear is exceptionally well-appointed, featuring sleek cabinetry, an integrated oven, hob, fridge freezer, and dishwasher, along with generous worktop space, breakfast bar and room for a dining table. There is direct access to the garden through French doors, creating an easy flow between indoor and outdoor living. The sitting room is spacious and warm, enhanced by the bay-style window to the front that fills the room with natural light. A cloakroom on the ground floor add further comfort and convenience.

Upstairs, the first floor hosts three bedrooms, each well-proportioned and attractively decorated. The main bedroom benefits from its own en-suite shower room, finished in a modern style. A contemporary family bathroom with a three-piece suite completes the accommodation.

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.

Services

All main 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



Outside

Set within a well-kept development, the property enjoys a smart and tidy frontage with a welcoming red door, private driveway parking, and access to a spacious garage.

To the rear, the house boasts a beautifully maintained garden, offering an ideal blend of lawn and extended patio space—perfect for outdoor dining, entertaining, or relaxing in the warmer months. The garden is fully enclosed with fencing for added privacy and features well-placed beds, mature shrubs, and a raised decked seating area beneath a canopy, providing a versatile spot for year-round use.

