



WOOLLIAMS
Property Services

Guide price £295,000
The Copse, Roundswell, EX31 3UU



 **3**
Bedrooms

 **2**
Bathrooms

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NO ONWARD CHAIN! - Discover this well-presented three-bedroom detached home, offering a perfect blend of modern comfort and practicality. Benefiting from gas-fired central heating and double glazing, this inviting property is ideal for families or professionals seeking a spacious and efficient living space. The ground floor features a cloakroom, a bright and airy lounge that seamlessly flows into the dining area through an elegant archway, and a well-equipped kitchen/breakfast room. Upstairs, there are three well-proportioned bedrooms, including the main bedroom with an en-suite shower area. A modern family bathroom serves the additional bedrooms. Externally, the property offers off-road parking leading to an attached single garage, while the enclosed rear garden provides a private outdoor retreat.

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Externally, the property offers off-road parking leading to an attached single garage, while the enclosed rear garden provides a private outdoor retreat.

Barnstaple Town offers a good selection of local and national retailers. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour drive and provides access to many miles of open and unspoiled countryside.

A fantastic opportunity to own a contemporary home in a desirable location—viewing is highly recommended!

ENTRANCE HALL

Staircase to first floor.

CLOAKROOM

White suite comprising low level W.C. Vanity wash hand basin with cupboard below. Radiator.

LOUNGE *13' 1" x 11' 2" (3.99m x 3.4m)*

Double radiator. Gas fire, Archway to:

DINING AREA *9' x 8' 10" (2.74m x 2.69m)*

Double glazed patio doors to rear garden. Double radiator.

KITCHEN/BREAKFAST ROOM *11' 8" x 8' 6" (3.56m x 2.59m)*

Range of units with built-in appliances. Breakfast bar. Radiator. Door to Garage.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space.

BEDROOM 1 *12' 8" x 8' 7" (3.86m x 2.62m)*

TV point. Telephone point. Door to

EN-SUITE SHOWER AREA

Shower cubicle. Wash hand basin. Extractor unit.

BEDROOM 2 9' 10" x 9' 6" (3m x 2.9m)

Radiator.

BEDROOM 3 7' 9" x 6' 6" (2.36m x 1.98m)

Radiator.

BATHROOM

White suite with fully tiled walls. Bath with waterfall style tap, shower unit and shower screen. Vanity wash hand basin with waterfall style tap with drawers below, Low level W.C. Heated towel rail.

OUTSIDE

There is a lawned front garden and tarmacadam driveway providing hardstanding for car.

ATTACHED GARAGE 16' 9" x 8' 6" (5.11m x 2.59m)

Metal up and over door, light and power connected, loft storage space, personal door to rear. Wall mounted Vaillant gas fired boiler feeding gas central heating and hot water.

REAR GARDEN

There is a level enclosed garden to the rear with an outside tap and light, plus a small concreted sitting area.

SERVICES

Mains water, electricity, gas and drainage connected.

COUNCIL TAX

Band D

EPC

Band C

TENURE

Freehold

DIRECTIONS

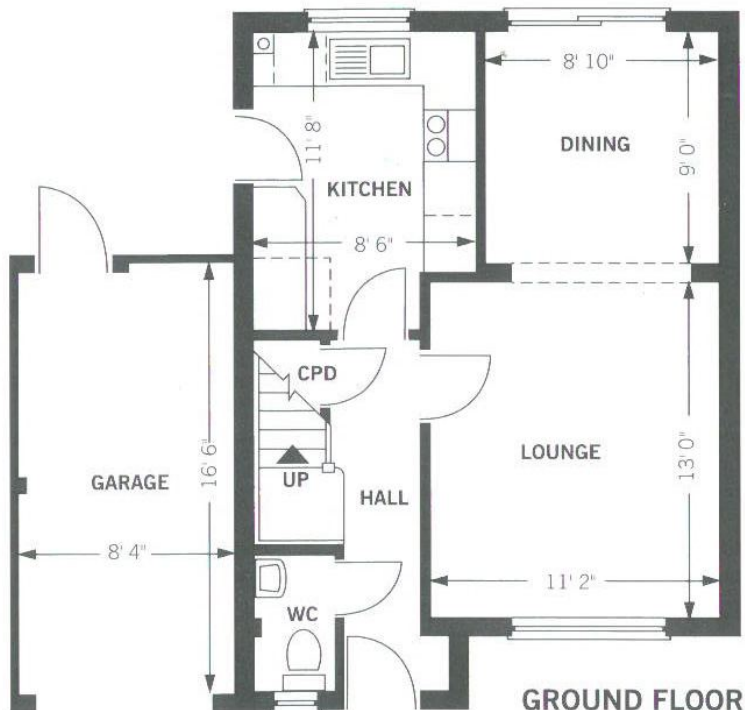
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VIEWINGS

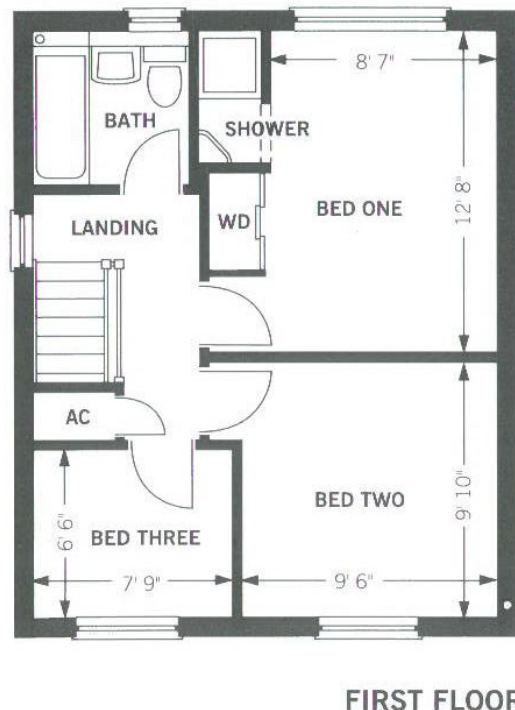
By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098


USEFUL INFORMATION

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Note: Position of garage may vary to that shown.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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