



WOOLLIAMS
Property Services

Guide price £230,000

Mulberry Way, Roundswell, Barnstaple, EX31 3QZ



2

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

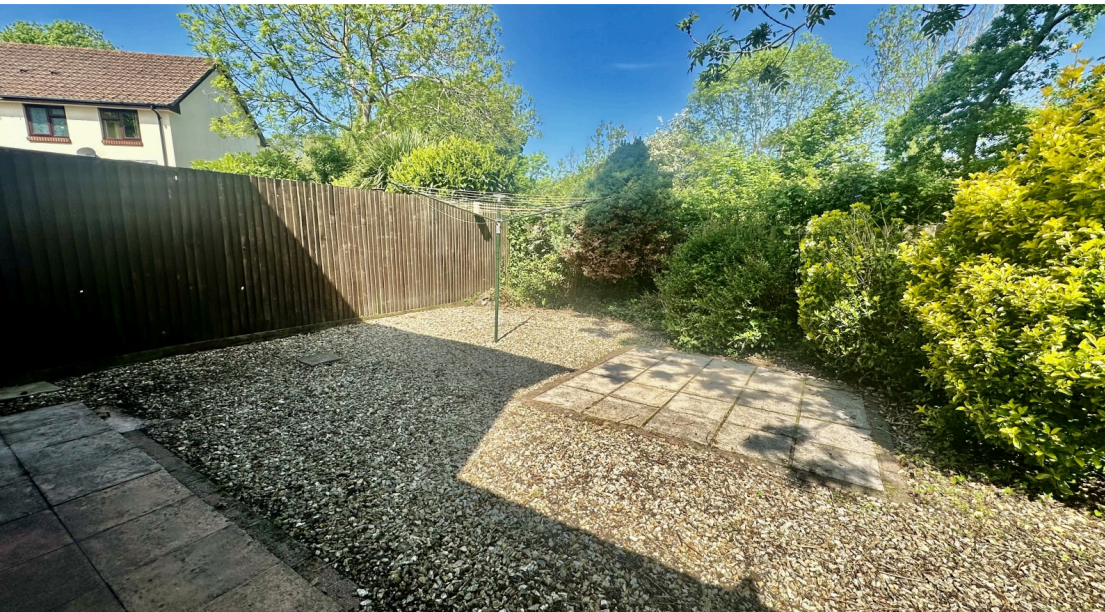
01271 328586



WOOLLIAMS
Property Services

Guide price £230,000

Mulberry Way, Roundswell, Barnstaple, EX31 3QZ



Discover this charming and generously sized three-bedroom terraced home, ideally located just a short walk from the town centre. Offering a perfect blend of comfort and convenience, this property is ideal for families, professionals, or investors.

The ground floor features a bright and airy living room, a separate dining area, and a well-equipped kitchen with ample storage. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Additional benefits include a private rear courtyard, gas central heating, and double glazing throughout. With excellent transport links, local amenities, and schools nearby, this home presents an excellent opportunity.

Tucked away in a peaceful cul-de-sac, this modern two-bedroom semi-detached property offers a fantastic opportunity for buyers looking to add their own personal touch. Requiring some general updating, the home is ideal for those seeking a project or wishing to create their perfect living space and will make a perfect first-time purchase.

The property features double glazing and gas-fired central heating throughout. The accommodation includes an entrance porch leading into a spacious lounge, with double doors opening into the kitchen/breakfast room, which is fitted with a range of units, a built-in oven, hob, and extractor.

Upstairs, you'll find two well-proportioned bedrooms and a fully tiled bathroom. Outside, the front garden is low maintenance with gravel and a driveway offering off-road parking and hard-standing. The enclosed rear garden features a mix of gravel and paving, perfect for low-maintenance outdoor enjoyment. Completing the property is an attached garage with an automated roller door, offering secure storage or further potential.

A great investment for first-time buyers, downsizers, or anyone looking for a home they can truly make their own.

ENTRANCE PORCH

LOUNGE *4.27m x 3.56m (14' x 11' 8")*

UPVC double glazed front door off, double glazed window, wall mounted electric fire, TV point, radiator, coving to ceiling, double arch top doors lead to:

KITCHEN/BREAKFAST ROOM *4.27m x 2.85m (14' x 9' 4")*

Double glazed window, range of oak units comprising inset single drainer stainless steel top sink unit with mixer tap h&c, drawers and cupboards with space below for washing machine. Working surface with inset ceramic hob, built in electric oven, cooker hood, working surface with drawers and cupboards and space below, range of wall units, radiator, part-tiled walls, wall mounted Ideal gas fired combination boiler feeding domestic hot water and central heating system, part-glazed door to rear, ceramic tiled floor.

REAR PORCH

FIRST FLOOR LANDING

Fitted carpet extending to stair, access to loft space.

BEDROOM 1 *3.61m x 3.61m (11' 10" x 11' 10")*

Two windows, radiator, built-in wardrobe, built-in linen cupboard with radiator, fitted carpet.

BEDROOM 2 *2.91m x 2.27m (9' 7" x 7' 5")*

Radiator, fitted carpet.

BATHROOM *1.88m x 1.87m (6' 2" x 6' 2")*

A white suite and fully tiled walls comprising of a panelled bath with a shower unit, glazed shower screen, low level WC, pedestal wash hand basin with mixer tap, extractor unit, radiator, shaver point, ceramic tiled floor.

ATTACHED GARAGE *5.10m x 2.70m (16' 9" x 8' 10")*

A tarmacadamed driveway leads to an attached garage with a motorised roller door, there is light and power connected, loft storage space and a pedestrian door to the rear garden.

OUTSIDE

There is a gravelled front garden area providing additional parking, whilst to the rear is an enclosed paved and gravelled garden with planted side beds and borders, and an outside tap.

SERVICES

Mains water, electricity, gas and drainage connected.

COUNCIL TAX

Band B

EPC

Band C

Tenure

Freehold

VIEWINGS

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

USEFUL INFORMATION

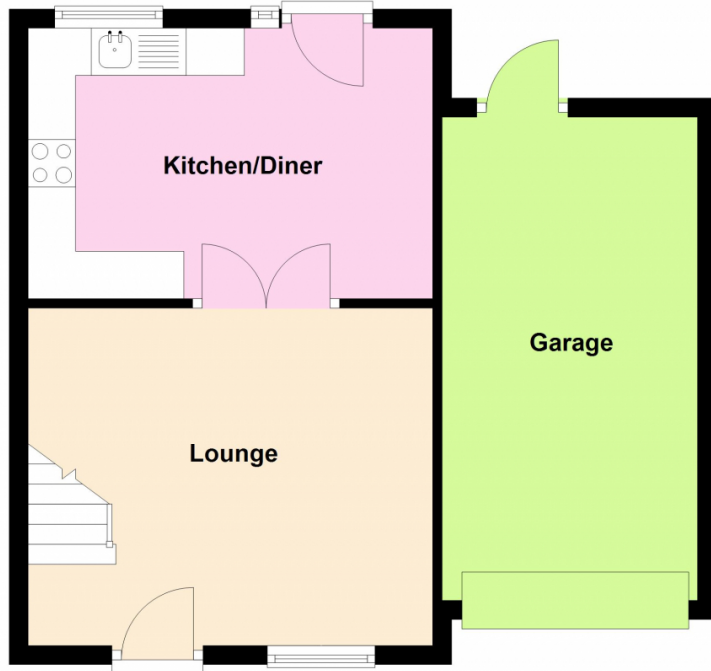
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

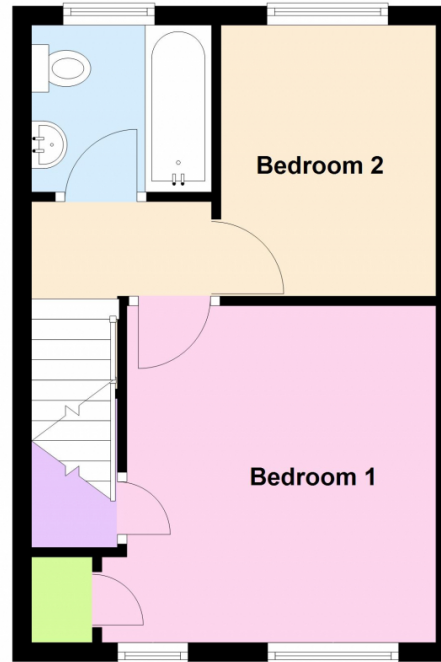
What3words//anguished.retail.motivate




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(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 

Address: Mulberry Way Roundswell, EX31 3QZ

