



**WOOLLIAMS**

Property Services

Guide price £210,000

Wester-Moor Way, Roundswell, Barnstaple, EX31 3XC



2

Bedrooms



1

Bathroom

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

01271 328586





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The accommodation comprises a welcoming entrance porch, hallway, spacious lounge, and a great kitchen/diner fitted with a range of modern units. To the rear is an impressive 11ft conservatory, ideal for use as an additional reception area or dining space. Upstairs, the property offers two well-proportioned bedrooms and a modern bathroom. Externally, the home boasts level, easily maintained gardens to both the front and rear, along with off-road parking for two vehicles.

A nicely appointed and well-maintained modern two-bedroom semi-detached house, situated in the sought-after area of Roundswell. This attractive property offers comfortable living with the added benefits of gas-fired central heating and uPVC double glazing throughout.

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Perfect for first-time buyers, downsizers, or as a buy-to-let investment, this charming property is sure to appeal to a range of buyers. Early viewing is highly recommended.

### **ENTRANCE HALL**

UPVC double glazed front door off, radiator, staircase to first floor, oak flooring.

### **LOUNGE** *4.67m x 3.94m (15' 4" x 12' 11")*

UPVC double glazed bay window, TV point, understair storage area, oak flooring.

### **KITCHEN/DINER** *3.94m x 2.26m (12' 11" x 7' 5")*

Fitted with a range of units comprising inset 1 1/2 bowl sink unit, range of cupboards below, washing machine and integrated fridge freezer, cooker hood, built in larder cupboard, range of wall units, solid oak flooring, uPVC double glazed door to a conservatory.

### **CONSERVATORY** *3.35m x 2.11m (11' x 6' 11")*

Of UPVC construction with sliding doors to rear garden, wood laminate floor.

### **FIRST FLOOR LANDING**

Access to loft space, airing cupboard housing gas fired combi boiler feeding domestic hot water and central heating system.

### **BEDROOM 1** *2.97m x 2.90m (9' 9" x 9' 6")*

UPVC double glazed window, range of built in wardrobes with sliding mirror fronted doors, further built in storage cupboard, telephone point, radiator.

### **BEDROOM 2** *2.72m x 1.96m (8' 11" x 6' 5")*

Built in wardrobes, radiator.

### **BATHROOM**

White suite comprising curved shower/bath with curved glass shower screen, shower unit, pedestal wash hand basin, low level WC, heated towel rail.

### **OUTSIDE**

There is a lawn front garden whilst to the side of the property is a tarmacadamed and gravelled driveway providing parking for two cars. From here a pedestrian gate that gives access to an enclosed level rear garden with lawn, paved patio area and flowerbeds. There is a useful garden shed and further lean to wood store.

**SERVICES**

Mains water, electricity, gas & drainage connected.

**COUNCIL TAX**

Band B -Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

Band - C

**VIEWINGS**

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

**DIRECTIONS**

what3words//bluffing.juges.class

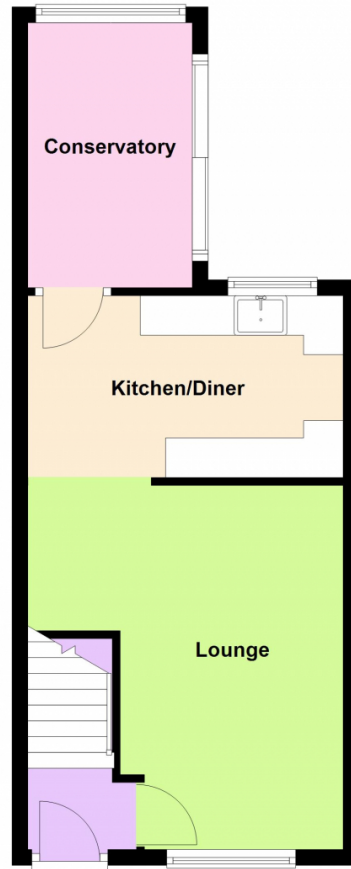
**USEFUL INFORMATION**

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





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Wester-Moor Way Roundswell, Barnstaple, EX31 3XG

