



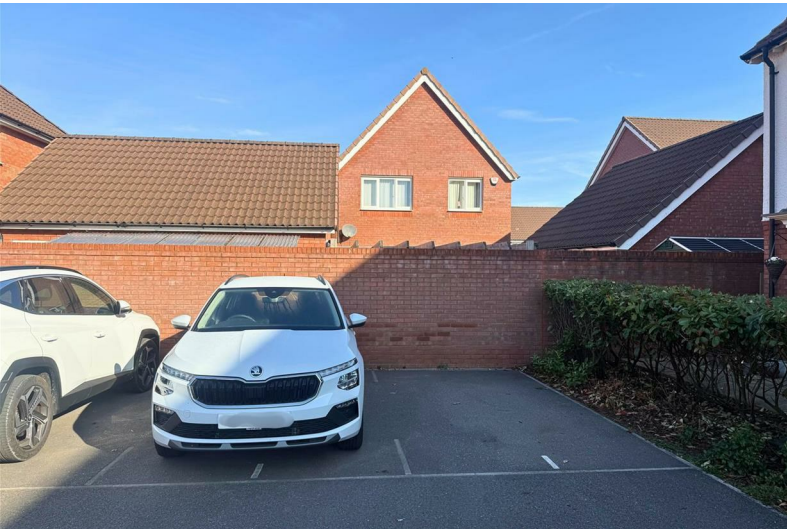
turners



Wood Field Avenue

Roundswell, Barnstaple, EX31 3GH

Asking Price £245,000



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This immaculately presented end-of-terrace two-bedroom family home is situated in the sought-after location of Roundswell. Designed with modern living in mind, the ground floor features a spacious living room, a stylish fitted kitchen, and the convenience of a downstairs toilet. The first floor boasts two generously sized double bedrooms, each with its own modern en-suite. Outside, the property benefits from two off-road parking spaces and a sunny aspect rear garden, perfect for family occasions.

Barnstaple, the largest town in North Devon, is a historic market town known for its blend of rich heritage and modern conveniences. Situated along the River Taw, it serves as a hub for shopping, dining, and entertainment while offering easy access to North Devon's stunning coastline and countryside. The town boasts a mix of independent shops and national retailers, with the popular Pannier Market being a highlight. Excellent transport links, well-regarded schools, and nearby beaches make Barnstaple an attractive location for families, professionals, and retirees alike.

Living Room

13'3" x 12'5" (4.04 x 3.81)

A well-proportioned living room that has been finished to a modern standard, offering ample space for free-standing lounge and dining furniture. A large anthracite patio door floods the room with natural light and provides direct access to the rear garden. Additional features include a decorative fireplace, a wall-mounted gas radiator, and full carpeting for warmth and comfort.

Kitchen

9'3" x 6'2" (2.83 x 1.89)

This modern fitted kitchen features matching wall and floor units, an integrated fridge freezer, an integrated electric fan oven, four-ring gas hob with an electric extractor above and an integrated microwave. Additional highlights include a 1.5 stainless steel sink drainer, integrated full sized dishwasher, a UPVC double-glazed window, spotlighting and stylish tiled flooring throughout, combining functionality with contemporary design.

Downstairs WC

5'3" x 3'7" (1.61 x 1.10)

Conveniently, this property provides a modern fitted two-piece suite that consists of a toilet, sink basin, wall-mounted storage cupboard, wall-mounted gas radiator, electric extractor fan, spot lighting and has tiled flooring throughout.

Bedroom One

8'1" x 9'2" (2.48 x 2.80)

This spacious double bedroom benefits from its own private three-piece en-suite and offers ample space for free-standing furniture. The room features two UPVC double-glazed windows, a convenient storage cupboard, a wall-mounted gas radiator, and full carpeting for added comfort.

En-suite

7'3" x 5'6" (2.21 x 1.69)

This modern fitted three-piece en-suite features a sleek walk-in shower, sink basin, and toilet. Additional highlights include a wall-mounted cupboard for storage, a heated towel rail, an electric extractor fan, spotlighting, and stylish tiled flooring throughout, combining practicality with contemporary design.

Bedroom Two

8'10" x 8'9" (2.71 x 2.68)

This spacious double bedroom features its own private three-piece en-suite and offers ample space for free-standing furniture. Additional highlights include a large built-in wardrobe, a UPVC double-glazed window with views of the rear garden, a wall-mounted gas radiator, and full carpeting for comfort.

En-suite

8'9" x 3'6" (2.69 x 1.07)

Bedroom two also has its own modern fitted three-piece en-suite that features a walk-in shower, sink basin, and toilet. Additional benefits include a heated towel rail, a wall-mounted storage cupboard, an electric extractor fan, spotlighting, and stylish tile flooring throughout, offering both practicality and contemporary elegance.

Outside Space

The outside space of this property is a family's dream, offering both practicality and enjoyment. The front provides two off-road parking spaces, while the low-maintenance, sunny aspect rear garden features a grass lawn, a stone-paved patio perfect for al fresco dining, a garden shed for additional storage and convenient side access to the front of the property.

Agent Notes

Yearly service charge of £215 (paid monthly) paid this year until 30th June 2025.

Built in 2016 leaving the property with one year left of its NHBC warranty.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office head east on Caen Street/B3231 towards the traffic lights. Once you reach the lights, turn right onto the A361 towards Barnstaple. At the first round about take the first exit onto to stay on the A361/Exeter Road until you reach Barnstaple. Stay in the right lane and take a right onto the New Barnstaple bridge. once you're over the bridge, stay in the right lane towards Sticklepath. Once you reach Sticklepath take the 2nd exit and the first round about and then the 1st exit at the cedars roundabout towards Roundswell/A3125. At the next round about take the 3rd exit onto the Old Bideford Road and follow this road until you reach the roundabout where you'll take the first exit onto Glenwood Drive. Take a left hand turning onto Farm close and at the end of this road turn right and then left again onto Wood Field Avenue where the property will be on the left hand side.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Branton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

