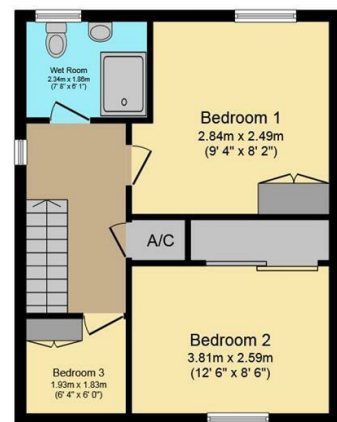




Ground Floor

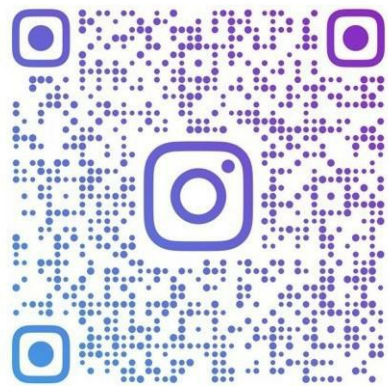


First Floor

Total floor area 108.3 sq.m. (1,166 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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**14 WESTER-MOOR WAY, ROUNDWELL
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Chequers Estate Agents are delighted to offer for sale this spacious and well presented three bedroom semi-detached property in the highly sought after location of Roundswell. The property has the added attraction of a single garage, off road parking and a fully enclosed garden. Available to the market with no onward sales chain.



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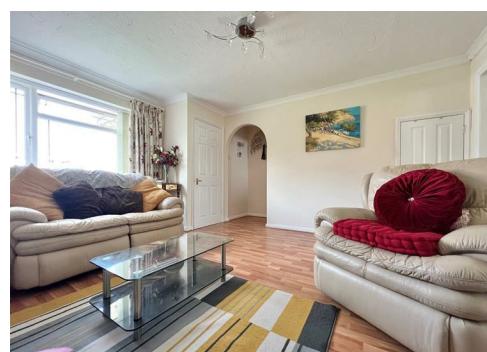
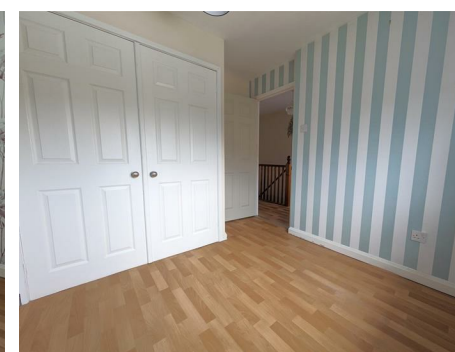
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£300,000

- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME IN THE HIGHLY SOUGHT AFTER LOCATION OF ROUNSDWELL
- MODERN KITCHEN / DINER LEADING TO THE CONSERVATORY
- COSY LIVING ROOM
- THREE BEDROOMS AND A MODERN BATHROOM
- FULLY ENCLOSED AND PRIVATE REAR GARDEN
- SINGLE GARAGE AND OFF ROAD PARKING FOR ONE CAR
- CLOSE TO AMENITIES AND FACILITIES
- GAS CENTRAL HEATING
- NO ONWARD SALES CHAIN
- A MUST VIEW AND PERFECT FAMILY HOME



Situated in the popular residential location of Roundswell is this 3-bedroom semi-detached house benefiting from PVC double glazed windows and gas fired central heating. The property represents an ideal opportunity for those looking for a first time buy, a family home or an investment purchase.

In brief the accommodation comprises entrance hall with ground floor cloakroom with a 2-piece suite, a large lounge with a door leading to the fantastic kitchen/dining room which has a good range of wall and base units with plenty of preparation space, electric single oven, 4-ring gas hob with extractor over, space and plumbing for washing machine. A door leads to the conservatory which is the perfect space to enjoy a cup of tea overlooking the garden with an internal door to the garage. On the first floor are the three bedrooms with two being doubles and a third single bedroom. The family bathroom has a 3-piece white suite with shower over the bath in a tiled surround, wash hand basin and low-level W.C.

The well maintained, attractive rear garden offers a patio area ideal for outdoor dining with a larger area laid to lawn all bordered by flower beds creating a very pleasant place to enjoy the outdoors. There is a personal door to the garage and a timber shed. To the front the property is approached over the driveway, providing off road parking, to the garage which has a up and over door and light and power.

Being situated within the popular Roundswell development, all local amenities are close to hand including superstores and supermarket, in addition to the North Devon Link Road. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

Please note probate has now been granted.

DIRECTIONS

From Barnstaple town centre continue over the Long Bridge and up Sticklepath Hill. Upon reaching The Cedars Inn roundabout turn left and at the next roundabout turn right, signposted to Holmacott and Eastleigh. Continue on this road taking the fourth turning right into Wester-Moor Way and continue until the mini roundabout where number 14 will found shortly before on the right hand side with a for sale board clearly displayed.

ENTRANCE PORCH 6'1 X 2'9 (1.85M X 0.84M)

A welcoming entrance porch, radiator, laminate flooring.

CLOAKROOM 5'4 X 2'6 (1.63M X 0.76M)

UPVC double glazed opaque window to front elevation, WC, wash hand basin. Radiator, vinyl flooring, fuse boards.

LIVING ROOM 15'3 X 11'7 (4.65M X 3.53M)

A cosy living room with UPVC double glazed window to front elevation overlooking small front garden. Feature fireplace, making a lovely focal point to this room, useful under stairs storage, radiator, laminate flooring.

KITCHEN / DINER 14'8 X 11'7 (4.47M X 3.53M)

A modern fitted kitchen with ample of cupboard space. Further matching wall cabinets and drawers. Inset 1 1/2 bowl sink set into work surface with cupboard space below. Integrated single oven with four ring electric hob and extractor above. Space for upright fridge / freezer, space and plumbing for washing machine and integrated dishwasher. Space for dining table, radiator, laminate flooring. UPVC double glazed internal window and door to conservatory.

CONSERVATORY 14'0 X 8'2 (4.27M X 2.49M)

UPVC double glazed windows and doors giving access to the rear garden, ceiling fan, radiator, tiled flooring.

FIRST FLOOR LANDING

A spacious landing area with UPVC double glazed window to side elevation. Useful fitted airing cupboard housing the combination boiler with shelving, access to loft space, laminate flooring.

BEDROOM ONE 12'6 X 8'6 (3.81M X 2.59M)

UPVC double glazed window to front elevation. Fitted double mirror wardrobes with plenty of hanging space, radiator, laminate flooring.

BEDROOM TWO 9'4 X 8'2 (2.84M X 2.49M)

UPVC double glazed window to rear elevation overlooking the garden, fitted double wardrobe, laminate flooring.

BEDROOM THREE 6'4 X 6'0 (1.93M X 1.83M)

A single bedroom with UPVC double glazed window to front elevation, fitted double wardrobe, laminate flooring.

GARDEN

To the front of the property is a low maintenance garden laid to chippings. The driveway provides off-road parking for one car.

To the rear of the property is a east facing garden being fully enclosed and offering a high degree of privacy. The garden has been designed for ease of maintenance with a patio area. Perfect for alfresco dining. There is also a slightly raised area with chippings. There is also an outside tap and an undercover pagoda area.

GARAGE 17'6 X 8'6 (5.33M X 2.59M)

Up and over door, power and lighting connected, access to storage above with ladder fitted.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.