

Ground Floor

First Floor

Total floor area 128.4 sq.m. (1,382 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



CHEQUERS

INDEPENDENT ESTATE AGENTS

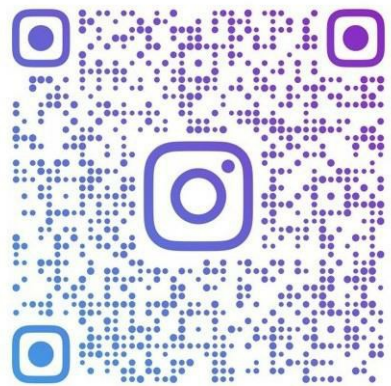
Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

FOLLOW US ON INSTAGRAM



CHEQUERS

INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk

Try our
Smart
Move
Home
Finder
online

**6 BRYNSWORTHY PARK, ROUNDSWELL
BARNSTAPLE, EX31 3RB**

Chequers Estate Agents are delighted to present this spacious four bedroom detached property to the market in the highly sought after location of Bynsworth Park, Roundswell. The property is in need of updating however, has the added benefit of front and rear gardens, a garage as well as off road parking and is offered to the market with no onward sales chain.

£350,000

CHEQUERSHOMESBARNSTAPLE

- DETACHED FOUR BEDROOM PROPERTY
- KITCHEN WITH AMPLE OF CUPBOARD SPACE AND FURTHER UTILITY ROOM
- SPACIOUS AND LIGHT LIVING ROOM WITH SEPARATE DINING ROOM
- FOUR BEDROOMS - ONE WITH EN-SUITE FACILITIES
- FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR ONE CAR AND GARAGE
- NESTLED IN A CUL-DE-SAC
- HIGHLY SOUGHT AFTER LOCATION, CLOSE TO AMENITIES AND FACILITIES
- IN NEED OF SOME UPDATING THROUGHOUT
- NO ONWARD SALES CHAIN



Chequers estate agents are delighted to present for sale this four bedroom detached family home in a highly sought-after area of Brynsworthy Park in Roundswell. Situated in a quiet cul-de-sac, this property is in need of updating throughout but is the ideal opportunity to add your own stamp and create a perfect family home. An internal inspection is highly advised to appreciate what this property has to offer. Brynsworthy Park has the added attraction of being available to the market with no onward sales chain.

The accommodation briefly comprises welcoming entrance hallway with handy cloakroom. There is a fitted kitchen with archway leading to a useful utility room. A light and spacious living room and further separate dining room with a archway leading to the conservatory with patio doors leading to the rear garden. Whilst to the first floor are four bedrooms, one en-suite and a family bathroom.



The property benefits from having a garage and driveway parking for one car and a small front garden laid to lawn. Whilst a side access wooden gate leads to the rear garden which offers a degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden has a greenhouse and a handy garden shed.

Situated within the popular Roundswell development, all amenities are close by including superstores and supermarkets are all within a short walking distance or drive. Barnstaple town centre is within easy driving distance. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

In all, this is a spacious family home and is available with no onward sales chain.

DIRECTIONS

From our office on Boutport Street, continue over the bridge and proceed up Sticklepath hill to the Cedars hotel where you turn left at this roundabout. Proceed down the hill where you will then turn right into Brynsworthy Park. Continue a short distance and the property is located in a cul-de-sac of three on your left hand side.

ENTRANCE HALLWAY

A welcoming hallway with stairs leading to first floor landing. Useful cupboard, radiator, fitted carpet.

CLOAKROOM 5'8 X 2'5 (1.73M X 0.74M)

UPVC double glazed window to side elevation, W.C, wash hand basin. Radiator, vinyl flooring.

DINING ROOM 10'2 X 8'8 (3.10M X 2.64M)

A spacious and bright dining area with archway leading to conservatory, radiator, laminate flooring.

CONSERVATORY 8'9 X 8'3 (2.67M X 2.51M)

UPVC double glazed windows overlooking the rear and doors giving access to the garden, laminate flooring.



KITCHEN 8'7 X 8'6 (2.62M X 2.59M)

A fitted kitchen with ample of cupboard space, further matching wall cabinets and drawers, inset one and a half bowl sink set into work surface with cupboard space below. Integrated double eye level oven with four ring gas hob and extractor above, space and plumbing for dishwasher, extensive tiling, radiator, vinyl flooring. UPVC double glazed window to rear overlooking the garden.

UTILITY ROOM 8'3 X 7'1 MAX (2.51M X 2.16M MAX)

A useful utility room with inset single bowl sink, fitted cupboard, space and plumbing for washing machine and tumble dryer. Useful cupboard, space for upright fridge freezer, radiator, vinyl flooring. UPVC double glazed window and door to the side of the property.

LOUNGE 15'2 X 10'9 (4.62M X 3.28M)

A spacious lounge with UPVC double glazed window to the front elevation overlooking the front garden, wooden circular window to the side elevation. Feature gas fire, radiator, fitted carpet.

FIRST FLOOR LANDING

A light landing with UPVC double glazed window to side elevation, access to the loft, airing cupboard, fitted carpet.

BEDROOM ONE 10'5 X 10'3 (3.18M X 3.12M)

A double bedroom with UPVC double glazed window to front elevation, fitted triple wardrobes, radiator, fitted carpet.

EN-SUITE 5'2 X 5'6 (1.57M X 1.68M)

UPVC double glazed window to side elevation. A three piece suite comprising single shower cubicle in a tiled surround, W.C, vanity wash hand basin, radiator, vinyl flooring.

BEDROOM TWO 10'3 X 8'8 (3.12M X 2.64M)

UPVC double glazed window to front elevation, fitted wardrobes, radiator, fitted carpet.

BEDROOM THREE 8'9 X 8'7 (2.67M X 2.62M)

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM FOUR 10'9 X 6'7 (3.28M X 2.01M)

A dual aspect bedroom with UPVC double glazed window to front and side elevations, radiator, fitted carpet.

BATHROOM 6'2 X 5'1 (1.88M X 1.55M)

A 3 piece suite comprising panelled bath, in a half tiled surround with shower over, pedestal basin and W.C. UPVC double glazed window to side elevation, vinyl flooring.

OUTSIDE

To the front of the property is a driveway shared with 3 other properties. The shared drive leads to number 6 where you have off road parking for one car along with a small lawned area. A side pathway leads to the front door. To the rear of the property is a garden which is laid to patio with an area of lawn. The garden is relatively private and has a useful shed.

GARAGE 16'3 X 8'0 (4.95M X 2.44M)

Up and over door, power and lighting, wall mounted boiler, side pedestrian door.

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.