



17, Bramble Walk, Roundswell, Barnstaple, EX31 3RF

Chequers Estate Agents are delighted to present Bramble Walk to the market; a spacious and well presented three bedroom detached family home nestled in the highly sought after location of Brynsworthy Park. Benefiting from a double driveway and a large fully enclosed rear garden, this property is worthy of an internal inspection. Available to the market with no onward sales chain.



CHEQUERS

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Smart Move

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£325,000



- **DETACHED THREE BEDROOM FAMILY HOME**
- **WELL PRESENTED AND SPACIOUS THROUGHOUT, BEING AVAILABLE TO THE MARKET WITH NO ONWARD SALES CHAIN**
- **MODERN KITCHEN / DINER WITH PATIO DOORS TO THE GARDEN**
- **LIVING ROOM AND SEPARATE STUDY**
- **THREE BEDROOMS AND A MODERN FAMILY BATHROOM**
- **DOUBLE DRIVEWAY AND PARTLY CONVERTED GARAGE**
- **FULLY ENCLOSED LARGE PRIVATE REAR GARDEN, A PERFECT SPACE FOR CHILDREN TO PLAY AND PETS TO POTTER**
- **NESTLED IN A HIGHLY SOUGHT AFTER LOCATION**
- **CLOSE TO AMENITIES AND FACILITIES**
- **A MUST VIEW!**



Chequers estate agents welcomes you to view this three bedroom detached family home in a highly sought-after area of Brynsworthy Park in Roundswell. Situated in a quiet cul-de-sac, this property has been greatly improved throughout and an internal inspection is highly advised to appreciate the space this property has to offer. Brynsworthy Park has the added attraction of being available to the market with no onward sales chain.

Upon approach to the property you have a double driveway providing off road parking for three cars. The drive leads to the garage which has been partly converted, however the space that remains is useful for storage with plenty of space for bikes and tools. Enter through the front door into a entrance hallway with useful cloakroom. The light and spacious living room enjoys a bay window to the front elevation. There is a modern kitchen with ample cupboards and work surface as well as space for a small dining table. The kitchen is the perfect space to enjoy cooking for family and friends and patio doors lead to the rear garden. Steps down from the the kitchen lead to a study. To the first floor are three well proportioned bedrooms and a modern family bathroom.

17 Bramble Walk has plenty of kerb appeal and has been very well maintained. There is side access through a wooden gate leading to the landscaped rear garden which is fully enclosed and offers a high degree of privacy. The garden is arranged over two tiers with a large patio area perfect for alfresco dining and enjoying time with family and friends. Steps up lead to a large level area of lawn with a handy garden shed; a perfect place for children to play and pets to potter.

This is a spacious family home being well presented throughout and is available with no onward sales chain, early viewing recommended!

Situated within the popular Roundswell development, all amenities are close by including schools, 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.





ENTRANCE HALLWAY

Fitted carpet.

CLOAKROOM

4'05 x 4'03

A modern cloakroom with WC and wash hand basin. Wooden circular glazed window to front elevation, radiator, vinyl flooring.

LIVING ROOM

16'02 x 10'11

A light and spacious living room with UPVC double glazed bay window to front elevation. Stairs to first floor landing, radiator, fitted carpet.



KITCHEN / DINER

A modern fitted kitchen with plenty of base units. Further matching wall cabinets and drawers. Inset ceramic sink set into work surface with cupboard space below. Further matching work surface providing plenty of preparation space. Integrated double oven with newly fitted electric hob with extractor above. Space for upright fridge / freezer and space and plumbing for washing machine. Space for dining table and useful under stairs storage, radiator, laminate flooring.

STUDY

9'5 x 8'0 maximum

UPVC double glazed door giving access to the rear garden. A useful study space with cupboard housing the boiler supplying the central heating system, radiator, vinyl flooring.

FIRST FLOOR LANDING

A split level landing area with access to the loft space which is partly boarded with pull down ladder. Airing cupboard with linen shelving, fitted carpet.



BEDROOM ONE

11'04 x 13'09 maximum

A spacious and bright double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM TWO

15 x 8'01

A dual aspect double bedroom with UPVC double glazed door to front and rear elevation. Access to further loft space, radiator, fitted carpet.

BEDROOM THREE

11'07 x 6'08 maximum

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

BATHROOM

6'08 x 5'07

A modern three piece suite comprising: paneled bath with shower over in a tiled surround. WC and pedestal wash hand basin. Fitted mirror, radiator, vinyl flooring. UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property is a double driveway providing off road parking for two cars. A side access gate leads to the rear garden which is fully enclosed and offers a high degree of privacy. The garden has been well landscaped and is laid mainly to lawn with an area of patio perfect for alfresco dining. There is also a useful shed and useful tool store to the side of the property.

DIRECTIONS

From our office on Boutport Street, continue over the bridge and proceed up Sticklepath Hill to The Cedars Inn where you turn left at the roundabout. Proceed down the hill where you will then turn right into Brynsworthy Park. Continue a short distance and turn right into Bramble Walk. Continue toward the top of this road and the property will be situated on your left hand side with for sale board and number plate clearly displayed.

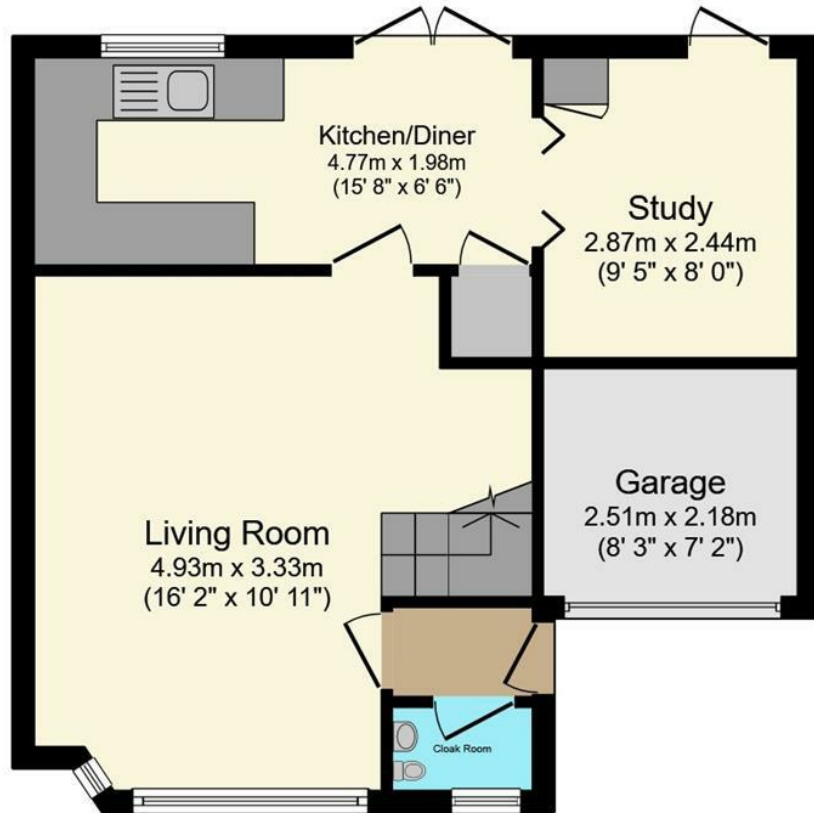
VIEWING ARRANGEMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

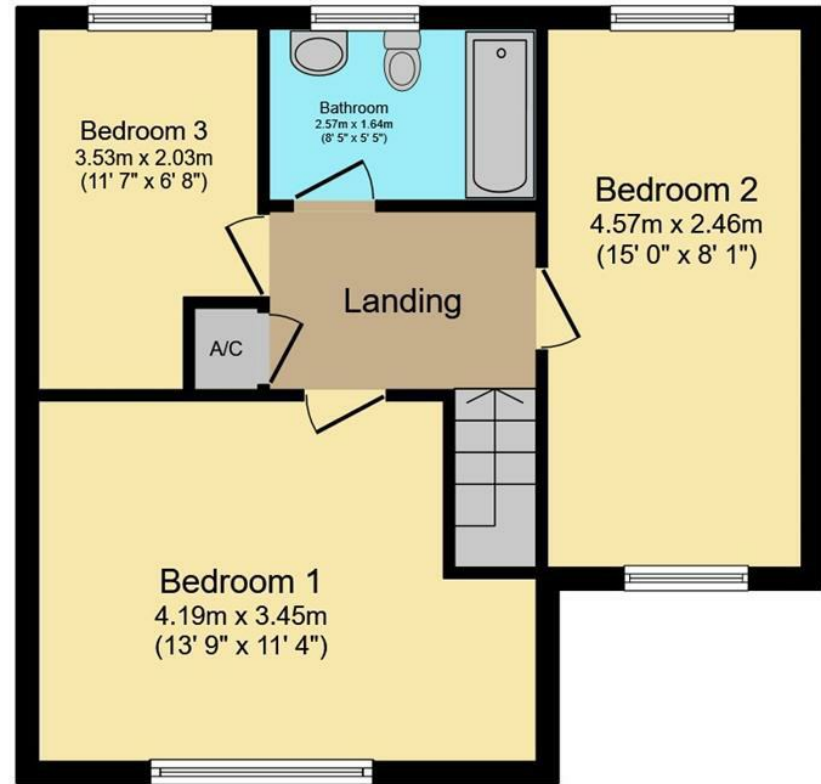
NOTE

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.





Ground Floor



First Floor

Total floor area 92.8 sq.m. (999 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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