



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

1, THE COOMBES, ROUND SWELL, BARNSTAPLE, EX31 3XF

Chequers estate agents are delighted to present to the market this spacious and light three bedroom detached property in a highly sought after cul-de-sac location of The Coombes, Roundswell. The property benefits from a single garage, driveway with off road parking for at least two cars and a fully enclosed garden. No onward sales chain.

£310,000



- **THREE BEDROOM DETACHED FAMILY HOME**
- **HIGHLY SOUGHT AFTER LOCATION**
- **MODERN KITCHEN**
- **LOUNGE / DINER WITH CONSERVATORY OVERLOOKING THE GARDEN**
- **THREE BEDROOMS AND MODERN BATHROOM**
- **CLOSE TO AMENITIES AND FACILITIES**
- **GAS CENTRAL HEATING**
- **CUL DE SAC LOCATION**
- **NO ONWARD SALES CHAIN**



Chequers estate agents welcomes you to view this detached three bedroom property in a highly sought after and convenient location of Roundswell. The property has been a successful rental by the current owners and is now offered to the market with no onward sales chain.

The accommodation is arranged over two floors and briefly comprises: the front door leads to a welcoming entrance hallway with convenient cloakroom off. The hallway has the stairs rising to the first floor and useful under stairs storage. On the ground floor is a modern kitchen with ample of cupboard space and houses the gas boiler. The kitchen is a perfect space to bake and cook for family and friends. The living room is a good size with feature gas fire place, an archway leading to dining room. The dining room has double doors leading to the conservatory which overlooks the garden and is the perfect space to entertain family and friends.

Whilst to the first floor are three good size bedrooms, two of which are doubles and a smaller single. Bedroom one has the added attraction of a double wardrobe and ensuite, shower room with wash hand basin. Completing the accommodation on the first floor is your main family bathroom which comprises a three piece suite with panelled bath and shower over, WC, pedestal wash handbasin.

To the front of the property is a driveway providing ample of off-road parking for at least two cars. They drive leads to the single garage which has a up and over door and power and lighting connected.

To the rear of the property has a fully enclosed garden laid to lawn with a small patio, perfect for alfresco dining. The garden is bordered with well-established shrubs. To the side is a low maintenance patio area perfect for storing bins or having a shed.

Overall this truly is a wonderful family home and we recommend an internal inspection to appreciate what the property has to offer.

Situated within the popular Roundswell development, all local amenities are close to hand including out-of-town superstores and supermarket. Barnstaple town centre is within easy driving distance and offers local and national high street shops, banks and leisure facilities. The North Devon Link Road is also convenient and a bus service operates in the area.





From Barnstaple continue up Sticklepath Hill and turn left at the Cedars roundabout. At the next roundabout turn right and continue along this road taking the second turning right into Coopers Drive. At the end of the road turn left into Cedar Grove, then take the third left into Lower Westlake Road. No.1 will be visible on your right-hand side, on the corner of The Coombes.

ENTRANCE HALLWAY

An inviting entrance hallway with stairs leading to first floor landing and useful understairs storage, radiator, fuse board, laminate flooring.

CLOAKROOM

5'02 x 2'10

WC, pedestal wash hand basin. UPVC double glazed opaque window to front elevation, radiator, laminate flooring.

KITCHEN

8'05 x 9'02

A fitted kitchen with plenty of base units. Further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into work surface with cupboard space below. Space and plumbing for washing machine, fridge / freezer and space for cooker. Radiator, tiled flooring, wall mounted gas fired boiler. UPVC double glazed window to rear elevation overlooking the garden.

LIVING ROOM

12'11 x 11'2

A light and spacious living room with UPVC double glazed window to front elevation, feature gas fire, making a lovely focal point to the room, radiator, laminate flooring.

DINING ROOM

8'10 x 8'10

Double doors leading to the conservatory, radiator, laminate flooring.

CONSERVATORY

8'09 x 7'11

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

FIRST FLOOR LANDING

A spacious landing area with useful over stairs storage cupboard, housing the hot water tank, access to the loft space, radiator, fitted carpet.

BEDROOM ONE

12'07 x 8'07

UPVC double glazed window to rear elevation overlooking the garden. Spacious and light double bedroom, with fitted double mirror door wardrobe, radiator, fitted carpet.





ENSUITE

5'01 x 2'08

Single shower cubicle, wash hand basin, fitted carpet.

BEDROOM TWO

9'10 x 9'09

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

BEDROOM THREE

7'05 x 6'05

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

BATHROOM

6'01 x 5'05

A three piece white suite comprising panel bath with shower over in a tiled surround, WC, pedestal wash hand basin. Radiator, vinyl flooring, UPVC double glazed window to rear elevation.



GARAGE

17'0 x 8'06

Up and over door. Storage in the eaves, power and lighting connected, UPVC double glazed door giving access to the garden.

OUTSIDE

To the front of the property is a driveway, providing off-road parking for at least two cars. The driveway leads to the single garage.

Whilst to the rear of the property is a south facing, fully enclosed garden offering a high degree of privacy. The garden is laid mainly to lawn with a small area of patio perfect for a table and chairs. The garden is bordered with well established shrubs.

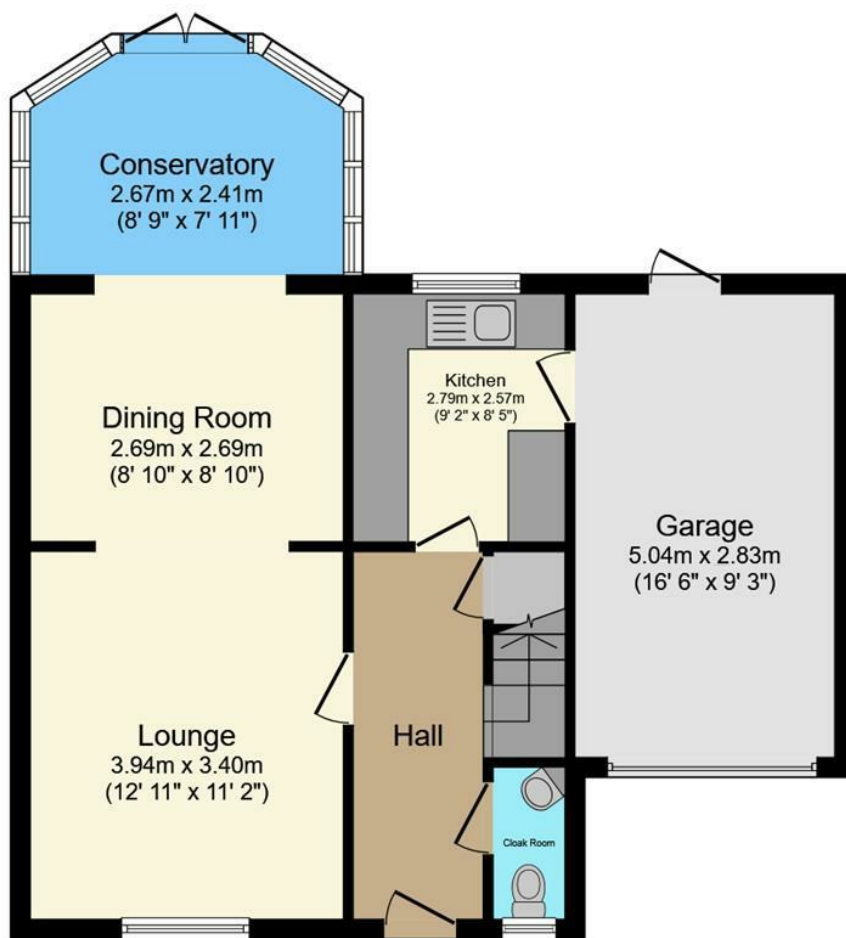
Overall the garden is a lovely space for children to play and pets to potter.

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.

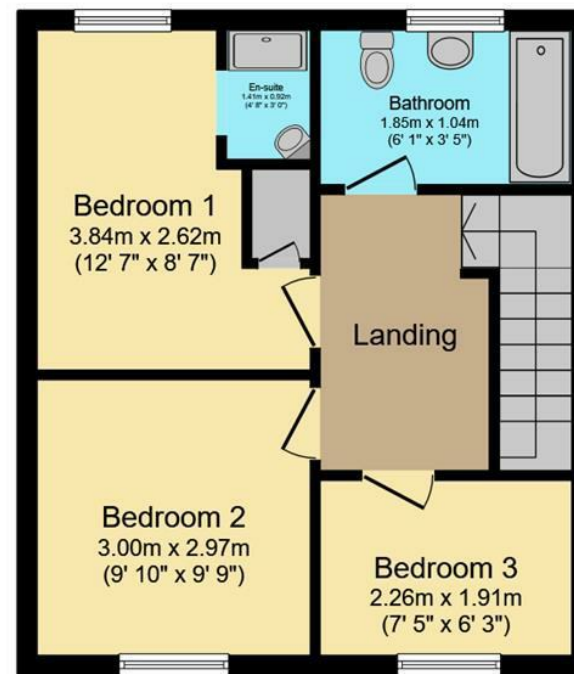






Ground Floor

Floor area 62.5 m² (673 sq.ft.)



First Floor

Floor area 39.4 m² (425 sq.ft.)

TOTAL: 102.0 m² (1,097 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(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	

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