



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**OIEO**  
**£375,000**



**10, WESTER-MOOR WAY, ROUNDSWELL, BARNSTAPLE, EX31 3XG**

Chequers Estate Agents are proud to offer for sale, this modern extended detached house, situated within a popular and convenient location. The property benefits from a 'wow' factor open plan living room with kitchen extension, three bedrooms (one en-suite) stylish bathroom, downstairs W.C, garage, double driveway and attractive rear garden. A fabulous home in a great location.



- EXTENDED MODERN DETACHED HOUSE
- POPULAR AND CONVENIENT LOCATION
- FABULOUS OPEN PLAN LIVING ROOM / KITCHEN
- GARAGE AND DOUBLE DRIVEWAY
- ATTRACTIVE REAR GARDEN
- GROUND FLOOR CLOAKROOM / W.C
- THREE BEDROOMS (ONE EN-SUITE)
- STYLISH BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NEW FITTED CARPETS



Chequers Estate Agents are proud to offer for sale, this modern detached house, situated within a convenient and popular location. The property has been greatly improved by the current vendor, including a stunning kitchen extension opening up the ground floor accommodation, to now offer a bright and spacious area to relax, entertain and enjoy the superb fitted kitchen, that was installed in 2021. The property also benefits from a garage, double driveway, and attractive rear garden. The rest of the accommodation includes a cloakroom with W.C, three bedrooms (one ensuite) and a stylish bathroom. It is well presented throughout, with the added attraction of new fitted carpets in appropriate areas of the house. A fantastic property offering quality and individuality.

## LOCATION

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 walk or drive.

## ENTRANCE HALL

Double glazed entrance door with opaque panels, tall slimline radiator, stairs to first floor, laminate flooring.

## CLOAKROOM

Opaque double glazed window, radiator, hand basin with splashback tiling, laminate flooring.









## **LOUNGE / LIVING AREA**

Double glazed half box window to front aspect, radiator, understairs storage cupboard, laminate flooring, spot lighting, open plan through to kitchen/dining and entertaining area.

## **KITCHEN / DINING**

24'8" x 10'4"

Fabulous open plan extended kitchen, offering a fantastic bright and spacious area, double glazed patio doors leading out to patio terrace and garden beyond. Double glazed door to side aspect, two large double glazed doors to rear aspect, large island unit with built in drawers and charging points, breakfast bar, deep pan drawers, win cooler/fridge, Lamona induction hob, Neff electric double oven and microwave, built in fridge, dishwasher and washing machine. A large range of cupboards and drawers, tall slimline radiators, urban concrete effect work tops, laminate flooring and spotlighting. This gorgeous kitchen was installed in 2021.



## **FIRST FLOOR LANDING**

Airing cupboard, loft hatch to part boarded loft, new fitted carpet.

## **BEDROOM ONE**

11'5" x 9'8"

Double glazed window, radiator, new fitted carpet, door to en-suite.

## **ENSUITE SHOWER ROOM**

5'2" x 6'9"

Double glazed window, shower cubicle, towel radiator, W.C, hand basin with vanity cabinet below, laminate flooring.

## **BEDROOM TWO**

8'1" x 12'3"

Double glazed windows to front and rear aspects, two radiators, loft hatch, new fitted carpet.

## **BEDROOM THREE**

7'8" x 8'9"

Double glazed window to rear aspect, radiator, new fitted carpet.





## BATHROOM

6'8" x 5'6"

Opaque double glazed window to rear aspect, stylish suite comprising bath with screen, tiled surround and shower over with large 'rain' shower head and separate shower attachment, towel radiator, fitted vanity cabinets, hand basin, low level W.C, extractor fan, spot lighting, tiled flooring.

## OUTSIDE

To the front of the property is a low maintenance garden area and a pathway which leads to the storm porch and entrance door. There is also a double driveway, providing off road parking for 2 cars, along with a garage and gated pathways down both sides of the property giving pedestrian access to the rear garden. To the rear is a good sized enclosed garden, offering lawn area, sun terrace, raised decked seating area, low maintenance borders, fence surround and a raised low maintenance garden section, that currently houses a garden shed and large timber outbuilding, which will be removed before completion. The garden is a great place to relax, play or entertain guest.

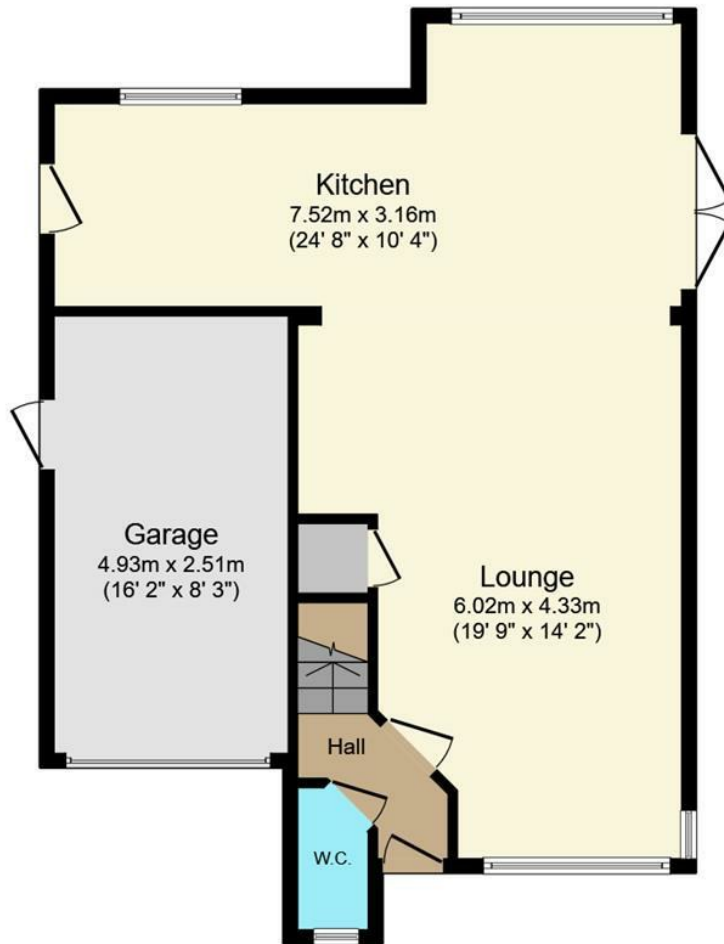
## NOTE

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.



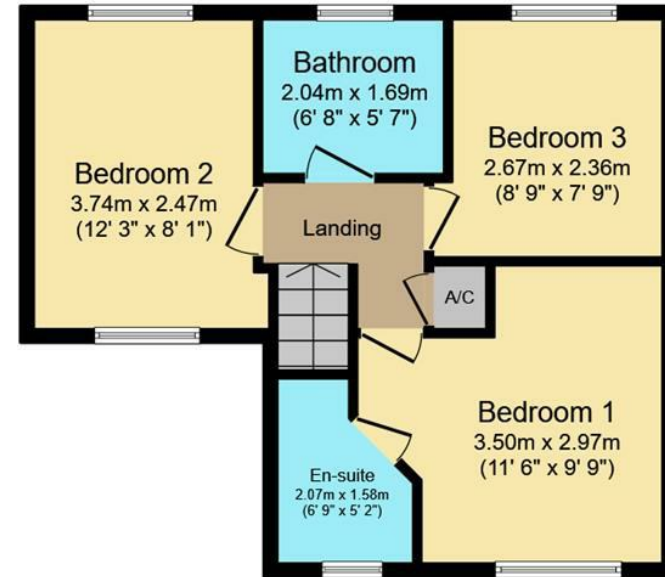






### Ground Floor

Floor area 60.2 m<sup>2</sup> (647 sq.ft.)



### First Floor

Floor area 36.0 m<sup>2</sup> (388 sq.ft.)

**TOTAL: 96.2 m<sup>2</sup> (1,035 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](http://www.Propertybox.io)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND D**



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