



Floor Plan

Floor area 64.2 m² (691 sq.ft.)

TOTAL: 64.2 m² (691 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



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Smart Move

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



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12 THE LAURELS, ROUNDWELL BARNSTAPLE, DEVON, EX31 3QY

Chequers Estate Agents are delighted to offer this modern, link detached three bedroom bungalow, situated within a quiet cul-de-sac location and within easy reach of excellent transport links and local amenities.

COUNCIL BAND C



£345,000

- MODERN LINK DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY PARKING FOR 3 CARS
- REAR GARDEN DESIGNED FOR LOW MAINTENANCE
- SPACIOUS DOUBLE ASPECT LOUNGE/DINER
- THREE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES
- IN NEED OF SOME REFURBISHMENT



Chequers Estate Agents are delighted to offer this modern, link-detached bungalow situated within a quiet cul-de-sac location and within easy reach of excellent transport links and local amenities. It benefits from a garage, private driveway parking for three cars and an enclosed rear garden, designed for ease of maintenance. There is also a small garden to the front with lawn area, raised beds and a variety of shrubs.

The accommodation in brief comprises of a generous hallway with airing cupboard, spacious double aspect lounge/diner, fitted kitchen, shower room and three bedrooms. One of the bedrooms, benefits from a fitted wardrobe and a door giving access to the rear garden.



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 HALL

Double glazed entrance door to side aspect, airing cupboard, radiator.

LOUNGE / DINER 11'0" X 18'6" (3.37 X 5.66)

Spacious double aspect room, double glazed window to front and side aspect, two radiators, dining area, fireplace with gas fire inset, fitted carpet.



KITCHEN 8'0" X 9'8" (2.46 X 2.95)

Bright double aspect room with double glazed windows to front and side aspect, range of fitted cupboards and drawers, space and plumbing for washing machine, space for cooker with extractor over, single sink drainer unit, ample work surface areas.



BEDROOM ONE 8'9" X 11'5" (2.67 X 3.48)

Double glazed door to rear garden, double glazed windows to rear aspect, fitted wardrobe, fitted carpet.

BEDROOM TWO 10'4" X 10'11" (3.17 X 3.35)

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

BEDROOM THREE 10'4" X 10'11" (3.17 X 3.35)

Double glazed windows to rear aspect, radiator, fitted carpet.

SHOWER ROOM 5'5" X 8'0" (1.66 X 2.45)

Double glazed window to side aspect, radiator, low level W.C, cubicle hand basin with cabinet below, fully tiled walls.

OUTSIDE

To the front is a private driveway providing parking for three cars this is turn leads to a good size garage, with up and over door to the front and door to the rear, providing pedestrian access. There is a small garden area to front and a larger garden to the rear, designed for low maintenance. There are seating areas, raised beds and two large storage sheds, which offer a variety of uses, with one of them being a very good size, having been previously used as an aviary.

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.