



5, Higher Elmwood



# 5, Higher Elmwood

Roundswell, Barnstaple, Devon EX31 3SG

Barnstaple Town 2.5 miles, Instow 5 miles, Bideford 8.5 miles

An immaculate 4 bedroom detached house with double garage in a cul-de-sac location.

- 4 Bedrooms & Study
- En-suite
- New Double Glazing
- Good size garden
- 3 Reception Rooms
- Driveway for 3 vehicles
- Double Garage
- 121 SQFT / 1302 SQ M
- Council Tax Band E
- Freehold

Guide Price £495,000

## SITUATION AND AMENITIES

Within walking distance of amenities including supermarkets, a regular bus service, schooling, place of worship and public houses. The Tarka Trail, Fremington Quay and the popular village of Instow are also nearby. Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour as is Exmoor National Park.

## DESCRIPTION

A detached two storey house which presents brick elevation, with recently replacement double glazed windows and doors, beneath a tiled roof. The accommodation is extremely well presented, the layout on the ground floor briefly consists; Covered entrance, hallway, cloakroom wc, study, living room, dining room, garden room, modern fitted kitchen with integrated appliances, utility. On the first floor there are four bedroom, master with en-suite and a family bathroom. The property enjoys a sizeable plot of 0.16 of an acre with enclosed gardens at the rear, parking for 3/4 cars and a double garage. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.



## GROUND FLOOR

ENTRANCE HALL with engineered oak flooring, understairs cupboards, stairs off to first floor landing. CLOAKROOM WC with continuation of oak flooring, opaque window to side, white suite comprising dual flush close coupled WC, pedestal hand wash basin. STUDY with wood flooring, two windows to rear, internal door leading to double garage. LIVING ROOM bay window to front elevation with fitted wooden shutters, fitted carpets, coal effect gas fire, archway through to DINING ROOM with window looking onto conservatory and door leading to kitchen. Sliding doors off the living area lead into the CONSERVATORY with French doors leading to garden, fitted carpets, insulated roof. Modern fitted KITCHEN with grey high gloss soft closing cupboards and drawers, oak worktops, induction Zanussi hob with extractor over, double Zanussi oven and hob, integrated wine cooler, dishwasher and fridge freezer. UTILITY AREA with pull out pantry style cupboards, cupboard housing Glow-Worm gas boiler, space for white goods, door leading to side garden and further door leading back into hallway.

## FIRST FLOOR

LANDING with fitted carpets, airing cupboard housing undented hot water cylinder and slatted shelving, LOFT access via hatch with pull down ladder, light, power point and partly boarded. BEDROOM 1 window to rear overlooking garden, fitted carpets, archway through to DRESSING ROOM with built in wardrobes with sliding mirrored doors, opaque window to side. EN-SUITE white suite comprising dual flush WC, pedestal hand wash basin, tiled shower, tile effect vinyl flooring, opaque window to front and extractor fan. BEDROOM 2 window to rear, fitted carpets, space for wardrobes. BEDROOM 3 window to front with fitted wooden window shutters, fitted carpets. BEDROOM 4 window to rear, built in wardrobes and fitted carpets. BATHROOM opaque window to front, tile effect vinyl flooring, white suite comprising pedestal wash basin, dual flush WC, panelled bath with shower over, tiled splashback, extractor fan and shaver point.

## OUTSIDE

The property has driveway parking for approximately three vehicles, covered porch leads to front door. DOUBLE GARAGE with two single up-and-over doors, gated access to sides. To the rear of the garage is a GARDEN SHED. Raised borders and paved pathway continuing onto block paved TERRACE and onto the enclosed lawned garden. Further pathway leads around the property. Also situated at the top of the garden is a SUMMERHOUSE with veranda.

## SERVICES

All mains services connected, gas fired central heating. According to Ofcom ultrafast broadband is available in the area, along with multiple mobile phone networks.

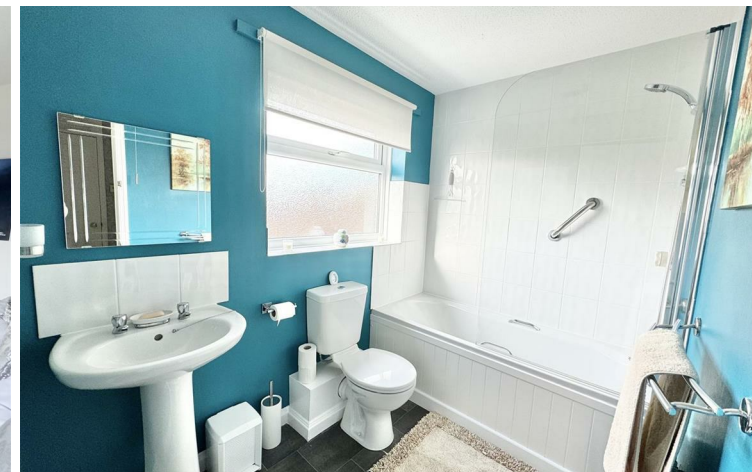
## DIRECTIONS

From Barnstaple Town Centre continue up Sticklepath Hill and at the Cedars roundabout take the first exit and proceed down the hill to the next roundabout, take the first exit onto Old Bideford Road, then take the next left into Maple Grove. Proceed to the top of the road to the roundabout, take the third exit onto Higher Elmwood, keep left and the property can be found in the cul-de-sac on the left hand side.

WHAT3WORDS: ///jogging.sourcing.walks

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



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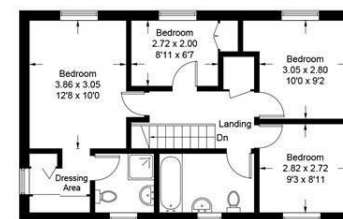
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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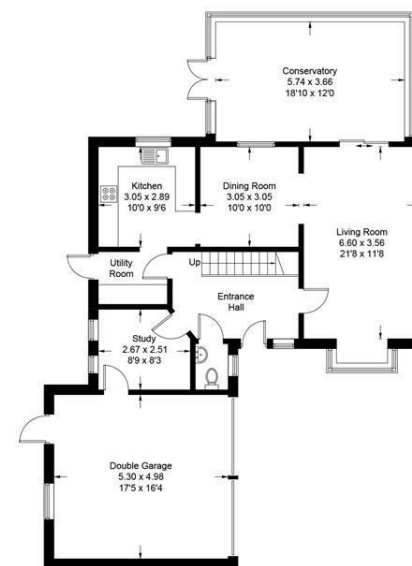
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Approximate Gross Internal Area = 165.9 sq m / 1786 sq ft  
(Including Double Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064813)



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