



14, Wedlake Way



# 14, Wedlake Way

Roundswell, Barnstaple, Devon EX31 3QN

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

A four bedroom detached home in superb condition in a 'no through' road on a corner plot.

- Entrance Hall & Cloakroom
- Kitchen/Dining Room & Utility Room
- Integrated appliances
- Four Bedrooms/Two Bathrooms
- Remainder of NHBC Warranty
- Double Glazing, CCTV Security system
- Gas Fired Central Heating
- Built in 2020
- Council Tax Band E
- Freehold

Guide Price £519,950

## SITUATION AND AMENITIES

Situated in a small cul de sac of only 4 houses and fronting a tree lined green area, the development is within level walking distance of amenities; play areas, footpaths, primary school and supermarkets, 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 four bedroom (master en-suite) house which provides very well presented and spacious accommodation, benefitting from upgrades added by the current vendors following completion of the property in 2020. The accommodation comprises on the ground floor; Entrance Hall, cloakroom wc, kitchen/dining room and separate utility room. The sitting room is spacious and has French doors leading into the rear garden. Upstairs there are four good sized bedrooms, master with en-suite and a family bathroom. Externally there is driveway parking and a single garage. At the rear of the property is an enclosed garden with level lawn, sun terrace and well stocked flower beds. This is certainly a property that needs to be viewed internally to be fully appreciated.



## GROUND FLOOR

ENTRANCE HALL window to front, stairs off to first floor landing, matt finish porcelain tiles running through hallway, kitchen/diner, cloakroom and utility (described later). CLOAKROOM/WC opaque window to front, dual flush WC, wall mounted hand wash basin with splashback, inset downlighting. SITTING ROOM triple aspect room with windows to front side and French doors leading to rear garden, fitted carpets. Door off hall leads through to KITCHEN/DINER dual aspect room with windows to front and rear overlooking garden, grey high gloss matching wall and base units with chrome style handles, soft closing cupboards and drawers, 50/50 fridge and freezer, integrated dishwasher, Zanussi electric oven and induction hob, stainless steel extractor over with splashback, built-in wine rack, 1 ½ stainless steel sink and drainer with mixer tap and splashback upright, useful pantry style cupboard, breakfast bar and SEPARATE DINING AREA. Door directly leading to garden and to UTILITY ROOM space for white goods, work top matching kitchen, along with cupboards, stainless steel sink and drainer with mixer tap, cupboard housing Ideal gas combination boiler.

## FIRST FLOOR

LANDING fitted carpets, loft access via hatch, window overlooking rear garden, airing cupboard with slatted shelving. BEDROOM 1 with window to front overlooking communal grassland and mature trees, fitted carpet. EN-SUITE opaque window to front, wood effect vinyl flooring, dual flush WC, wall mounted hand wash basin with mixer tap, tiled shower, heated towel rail, inset downlighting and extractor fan. BEDROOM 2 window to front elevation overlooking communal grassland and mature trees, fitted carpets. BEDROOM 3 window to rear overlooking garden, fitted carpets. BEDROOM 4 window to rear overlooking garden, fitted carpets. BATHROOM opaque window to front, white three-piece suite comprising dual flush WC, panelled bath with mixer tap and Mira React shower above, wall mounted hand wash basin, partly tiled walls and newly laid wood effect vinyl flooring, heated towel rail, inset downlighting and extractor fan.

## OUTSIDE

GARAGE up-and-over door, power connected, side door leading to garden, gated access leads onto driveway with parking for one vehicle. Additional parking roadside. Enclosed REAR GARDEN with level lawn, paved pathway, stocked borders and space behind garage for wheelie bins and recycling. Outside connections for electricity water and lighting.

## TENURE & COMMUNAL CHARGE

We understand the house is freehold, there is a maintenance charge for the upkeep of the communal areas of approximately £220 per annum.

## SERVICES

All mains services connected. Gas fired central heating. According to Ofcom Ultrafast broadband is available in the area.

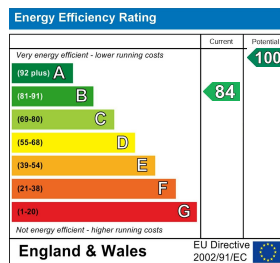
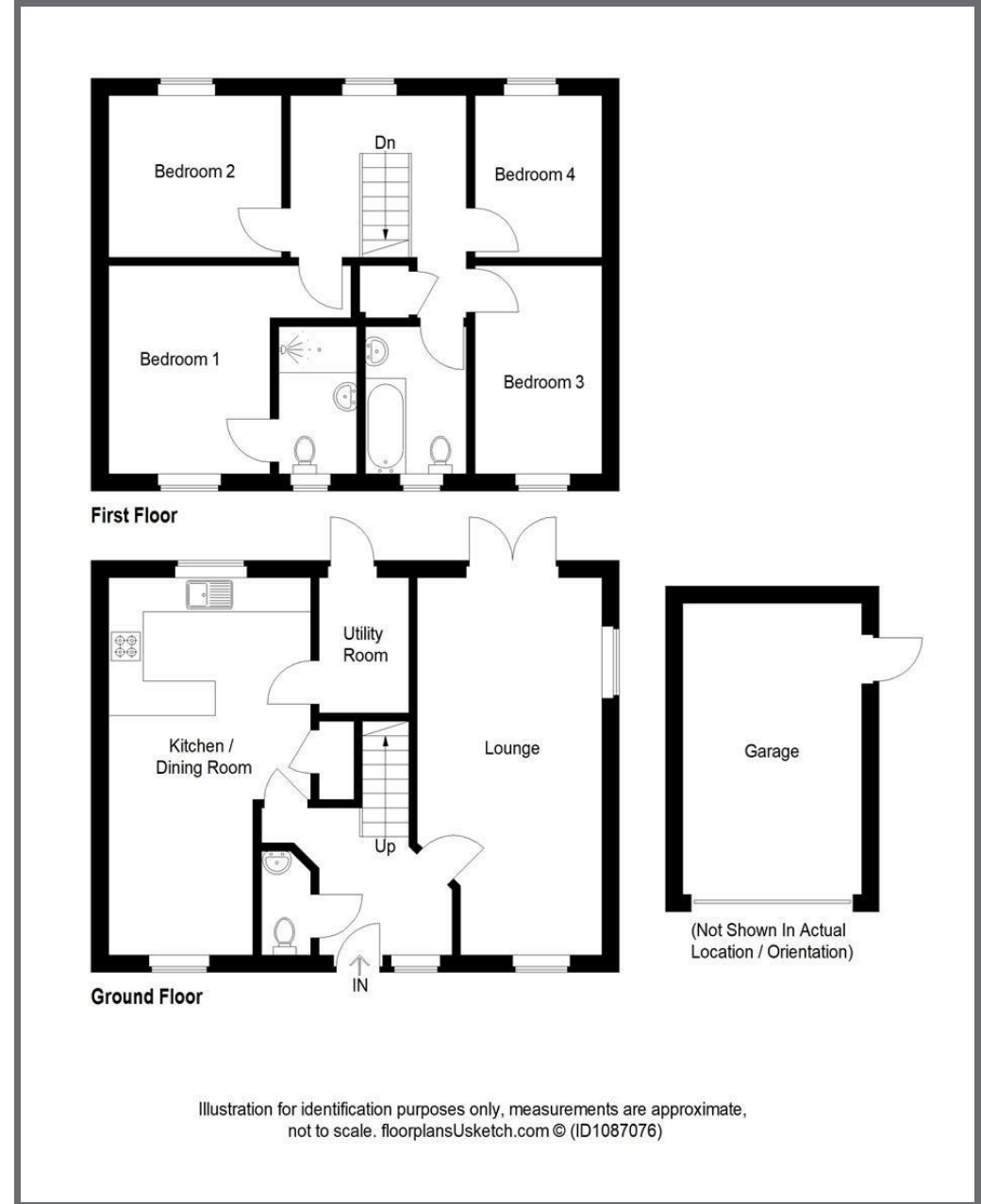
## DIRECTIONS

From Barnstaple Town Centre continue up Sticklepath Hill and at the Cedars roundabout turn left, at the next roundabout turn right onto old Bideford road, proceed to the next roundabout and turn right (3rd exit), onto Brookside and then left into Wedlake Way, continue through the development, passing Spinney Close, keep left and proceed to the end of the cul de sac where the property can be found on the right hand side.

WHAT3WORDS///indeed.sensibly.boggles



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833