



5, Windsor Gardens



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Roundswell, Barnstaple, Devon EX31 3FH

Amenities within a short walk. Barnstaple town approx. 1 mile.

A 3 bedroom semi-detached town house with garage and parking in a 'no through' road.

- Entrance Hall, Cloakroom WC
- Kitchen/Diner
- 3 Bedrooms
- 2 Bathrooms
- Low Maintenance Landscaped Garden
- Integral Garage & Ample Parking
- Council Tax Band C
- Freehold

Guide Price £325,000

SPECIAL NOTE

In accordance with the 1979 Estate Agents Act, Section 21, a declaration is made that one of the vendors is related to an employee of Stags Estate Agents.

SITUATION AND AMENITIES

Situated in a 'no through' road, the development is within level walking distance of amenities; supermarkets, bus service, play areas, footpaths, primary school along with the Tarka Trail, Fremington Quay and the popular village of Instow. 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, 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.

DIRECTIONS

From Barnstaple Town Centre continue up Sticklepath Hill, at the Cedars roundabout turn left and continue down the A3125 (Gratton Way) towards Sainsburys, continue over the first roundabout and then take the next left at the second roundabout onto Gratton Way. Passing Sainsburys on your left, continue over the mini roundabout, at the 'T' junction turn right and pass the crematorium, take the first right hand turn into Windsor Gardens where the property can be found on the left hand side and the driveway immediately ahead.

WHAT3WORDS///print.regard.ships



DESCRIPTION

A semi detached townhouse built by Chichester homes in 2012. The property presents part rendered and brick elevations, with double glazing, beneath a tiled roof and fitted Solar water heating system. The property has recently been professionally redecorated inside and out and had a number of replacement floor coverings. The accommodation measures approximately 100 SQM / 1076 SQ FT and is over three floors, currently arranged as dual occupation for two members of the same family. The ground floor briefly comprises; Entrance hall, door to garage, cloakroom WC, kitchen/diner. On the first floor is a double bedroom with en-suite shower room, the living room enjoys a Juliet balcony overlooking the rear garden. On the second floor are two further double bedrooms and a family size bathroom. At the front of the property is an integral garage and driveway parking for 4/5 vehicles. At the rear is an enclosed low maintenance, landscaped garden.

The layout of the accommodation is more clearly identified upon the accompanying floorplans.

GROUND FLOOR

ENTRANCE HALL with polished tiled floor continuing into kitchen/diner (described later). CLOAKROOM WC with opaque window to side, dual flush WC, vanity hand wash basin with mixer tap, half tiled walls, extractor fan. INTEGRAL GARAGE with door off hallway, up-and-over door, power and light. KITCHEN/DINER dual aspect room with window to side and rear, door leading to rear garden, fitted shaker style kitchen with matching wall and base units, cupboard housing Worcester gas boiler, roll top work surface, inset 1 ½ sink and drainer with mixer tap and food waste disposal, integrated NEFF appliances including electric double oven and grill, five point gas hob with extractor over and stainless steel splashback, newly installed dishwasher, utility cupboard. Stairs off hallways to first floor with fitted carpet.

FIRST FLOOR

LANDING with wood effect flooring, understair recess and stairs off to second floor landing with fitted carpet. BEDROOM 1 Juliet balcony to front with fitted blinds, wood effect flooring. EN-SUITE opaque window to side, dual flush WC, pedestal wash basin with mixer tap, tiled shower, tiled floor, extractor fan. SITTING ROOM dual aspect with Juliet balcony and French doors overlooking rear garden, wood flooring.

SECOND FLOOR

LANDING window to side, loft access via hatch, cupboard housing hot water tank and controls for solar. BEDROOM 2 window to rear with views of surrounding countryside and overlooking garden, fitted carpet. BEDROOM 3 currently used as additional sitting room, fitted carpet. BATHROOM white suite comprising panelled bath with mixer tap and shower above, pedestal wash basin with mixer tap, dual flush WC, fitted mirror, light and shaver point, tiled walls, extractor fan, built-in storage cupboard with shelving.

OUTSIDE

At the front of the property is driveway parking for multiple vehicles and access to the garage. At the rear is an ENCLOSED GARDEN with gated access to the side with space for bins and recycling. The rear is a low maintenance, landscaped garden including a SUN TERRACE with gravelled borders, artificial grass, raised curved wall with built in lighting, well stocked flower beds, water feature and additional lighting, high level privacy trellis. lighting, power and cold water tap.

SERVICES

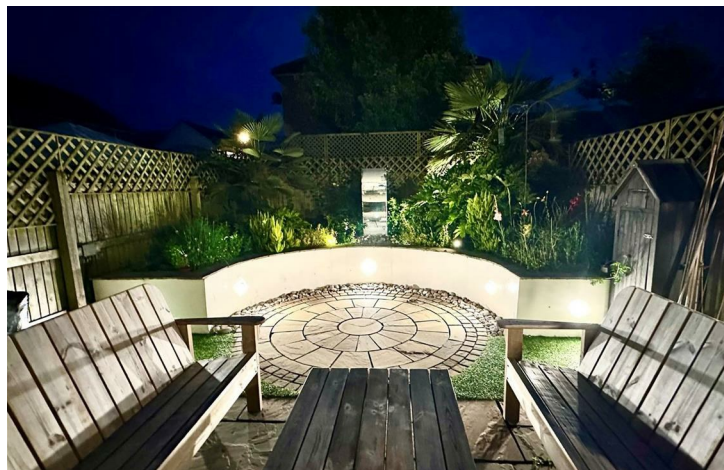
Gas fired central heating, underfloor heating on ground floor and radiator on first and second floors, plus Solar water heating system. According to Ofcom Ultrafast broadband is available at the property and mobile signal is likely from Vodafone and O2. For more information please see the Ofcom website: checker.ofcom.org.uk

TENURE

The property is owned freehold and is registered on the Land Registry.

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.

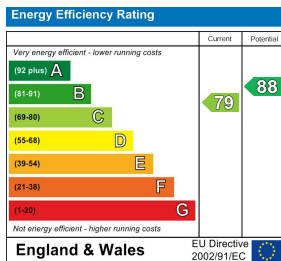


Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft
(Including Integral Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101961)

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.



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