



11, Becklake Close



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Roundswell, Barnstaple, Devon EX31 3UZ

Amenities, including bus service within a level walk, Barnstaple Town 2.5 miles

A two bedroom detached bungalow with new kitchen, bathroom, flooring coverings and freshly decorated throughout. Level enclosed garden, driveway and garage. No Onward Chain.

- New Kitchen & Bathroom
- Freshly decorated & New Flooring
- Two Bedrooms
- Lounge/Diner/Garden Room
- Double Glazing & Gas Central Heating
- Level Garden
- Driveway & Garage
- No Chain
- Freehold
- Council Tax Band C

Guide Price £299,950

SITUATION AND AMENITIES

Situated in a cul-de-sac location in a convenient, favoured and quiet residential location within level walking distance of amenities and close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. 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 well presented detached bungalow which mainly presents brick elevations with rendered detailing at the front, beneath a tiled roof, in a sought after cul-de-sac location, close to amenities.

We understand the property was constructed in 1998 and has recently undergone a number of improvements, including decoration throughout, new flooring, new kitchen with integrated oven and hob with 3 year guarantee and newly fitted bathroom. The accommodation consists; Entrance hall, Kitchen, Sitting /Dining room, Garden Room, Two Bedrooms, Bathroom. Outside there is driveway parking for two cars, single garage and a level, garden to the front and rear.

ACCOMMODATION

ENTRANCE HALL with entrance matting and fitted carpets, storage cupboards with coat hooks and shelving. BEDROOM 1 bay window to the front, built in wardrobes with hanging rail and shelving. BEDROOM 2 window to front and fitted carpet. BATHROOM opaque window to side, new white 3 piece suite comprising pedestal wash basin with mixer tap, dual flush close coupled WC, bath with new Triton T80 electric shower over, vinyl flooring, tiled splash back, airing cupboard housing hot water tank with slatted shelving. SITTING ROOM fitted carpet, sliding doors leading in to GARDEN ROOM/CONSERVATORY with tiled floor and sliding doors leading out to garden, central ceiling fan. KITCHEN door leading to rear garden, newly fitted kitchen with matching wall and base units with integrated electric oven and gas hob with extractor over, space for white goods, vinyl flooring.

OUTSIDE

At the front of the property there is driveway parking for 1/2 vehicles leading to GARAGE with up and over door and storage in eaves, wall mounted Baxi gas boiler, power and light.. OPEN PLAN LEVEL LAWN with paved pathway and gated access to side. ENCLOSED REAR GARDEN mainly laid to lawn, access door to garage, GARDEN SHED.

SERVICES

All mains services connected. Gas fired central heating.

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, continue along this road and take the 4th right hand turn into Wester-Moor Way, continue straight at the roundabout then take the next left into Middlecombe Drive, Becklake Close will be the next left hand turn. Keep left and the property will be found at the end of the cul-de-sac with our For Sale board clearly displayed.

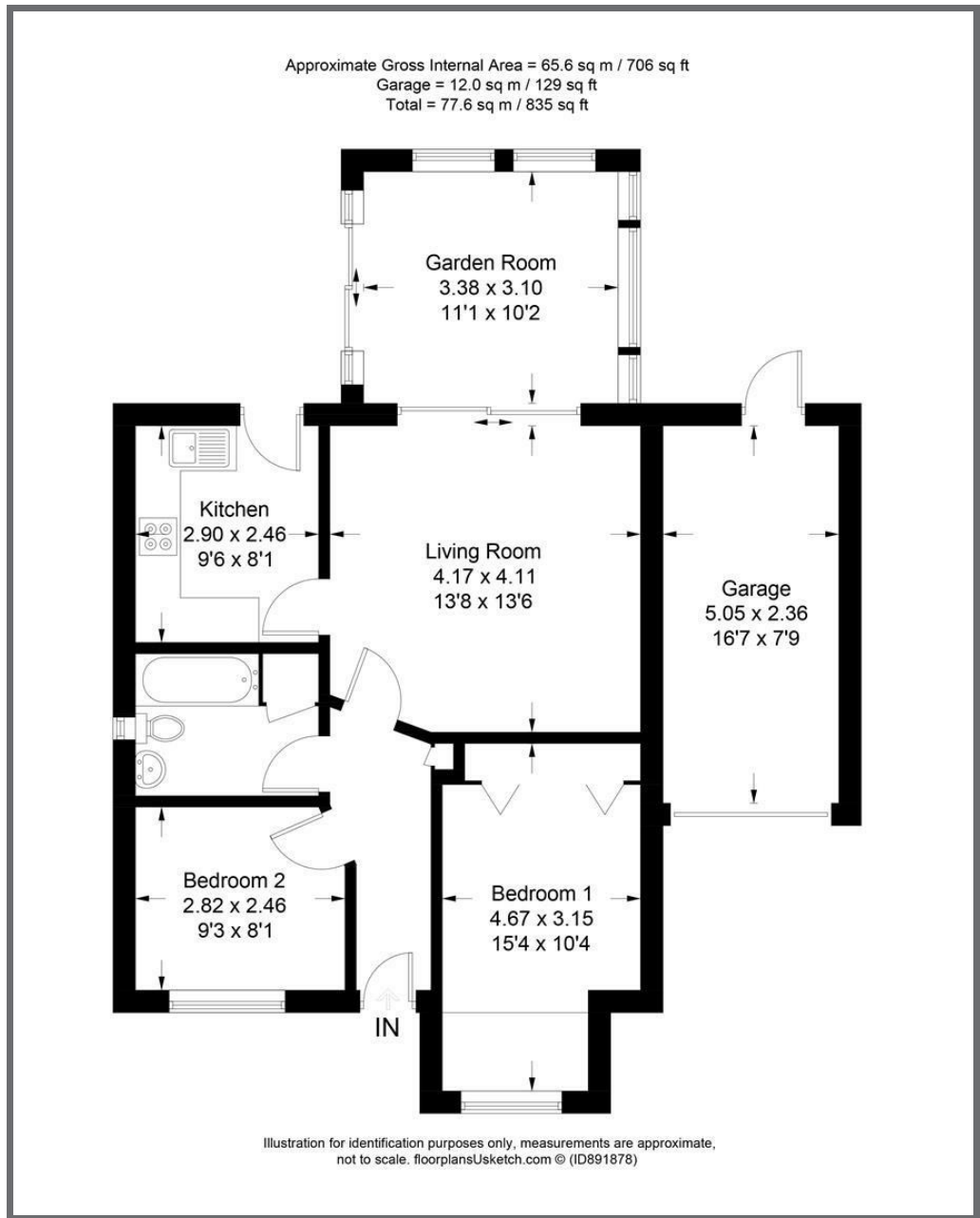
What3words: ///appeal.binder.satellite

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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