



30, Wester-Moor Drive



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Roundswell, Barnstaple, Devon EX31 3XT

On a regular bus route, Barnstaple Town 2 Miles

A 4 bedroom detached house with single garage and south facing rear garden.

- South Facing Rear Garden
- 4 Bedrooms & 2 Bathrooms
- Double Glazing & Gas Central Heating
- Regular Bus Service to Town
- Council Tax Band D
- x16 Solar Panels
- Lounge/Diner with Bi-Fold Doors to Garden
- Shopping facilities within walking distance
- Electric Garage Door
- Freehold

Guide Price £365,000

SITUATION AND AMENITIES

An established residential development within level walking distance of amenities, including a regular bus service. The area is also close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. Barnstaple Town Centre is approximately 2 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 a regular train service to Exeter and 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 and at the Cedars roundabout turn left, at the next roundabout turn right onto old Bideford road, continue on this road until the Westermoor Way turning which will be on the right hand side. Proceed through the development, continue straight at both roundabouts, keep right on Westermoor Drive, where the property can be found on the right hand drive opposite Middle Combe Drive.

WHAT3WORDS///exchanges.carbonate.achieving



DESCRIPTION

A two storey detached house which we understand was built in 1998 by Beazer Homes and was bought from new by the current owner and has subsequently been updated in recent years. The property presents brick elevations, replacement Upvc double glazed windows and composite front door, beneath a tiled roof. The layout on the ground floor briefly consists; Entrance lobby, lounge and dining room, inner hall, cloakroom wc, kitchen, 4 bedrooms, en-suite and bathroom, driveway and single (integral) garage, south facing rear garden. Gas fired central heating with a combination boiler and radiators throughout, x16 solar panels. The accommodation measures approximately 91 SQM/979 SQFT, the layout can be identified by the accompanying floorplan.

GROUND FLOOR

ENTRANCE LOBBY with stairs off to First Floor, engineered oak flooring continuing into LIVING/DINING ROOM with window to front, gas heating & effect fire, archway through to DINING ROOM and bi-fold doors leading to rear Garden. Door off to INNER LOBBY, under stairs cupboard, CLOAKROOM/WC with opaque window to side, wall-mounted hand wash basin with tiled splashback. Door off inner lobby to GARAGE with electric roller door, wall mounted gas combination boiler, power and light. KITCHEN with archway off inner hall, window overlooking rear garden and opaque door to side, tile effect flooring, Shaker style base units, stainless steel circular sink and drainer with mixer tap and fitted waste disposal unit, space for white goods and range style cooker, fitted Rangemaster extractor hood over, built-in pantry with concertina style doors.

FIRST FLOOR

Stairs and LANDING carpeted with matching carpets in Bedrooms, loft access via hatch, Airing Cupboard. BEDROOM 1 with window to front, built-in wardrobes with mirrored sliding doors, ceiling fan, archway through to EN-SUITE SHOWER ROOM/WET ROOM with opaque window to front, dual flush WC with enclosed cistern, vanity hand wash basin with mixer tap, drench style shower, tiled floor to ceiling, extractor fan, heated towel rail, inset downlighting. BEDROOM 2 with window to front, built-in wardrobes. BEDROOMS 3 & 4 with windows to rear elevation – one with ceiling fan and one with inset downlighting. BATHROOM with opaque window to rear, modern white suite comprising bath with shower over and mixer tap, vanity hand wash basin with mixer tap, WC with enclosed cistern, tiled floor to ceiling, heated towel rail, extractor fan and downlighting.

OUTSIDE

At the front of the property there is an open-plan GARDEN with tarmac driveway, paved path and gravelled front, COVERED PORCH. At the rear is an enclosed SOUTH-FACING GARDEN with paved terrace and raised borders, outside lighting and cold water tap, outside electric sockets, gated access to both sides of the property.

SERVICES

Gas fired central heating, ground floor under floor heating, first floor radiators. Bathroom and En-Suite with electric underfloor heating. Mains water and drainage. According to OFCOM ultrafast broadband is available.

LETTINGS

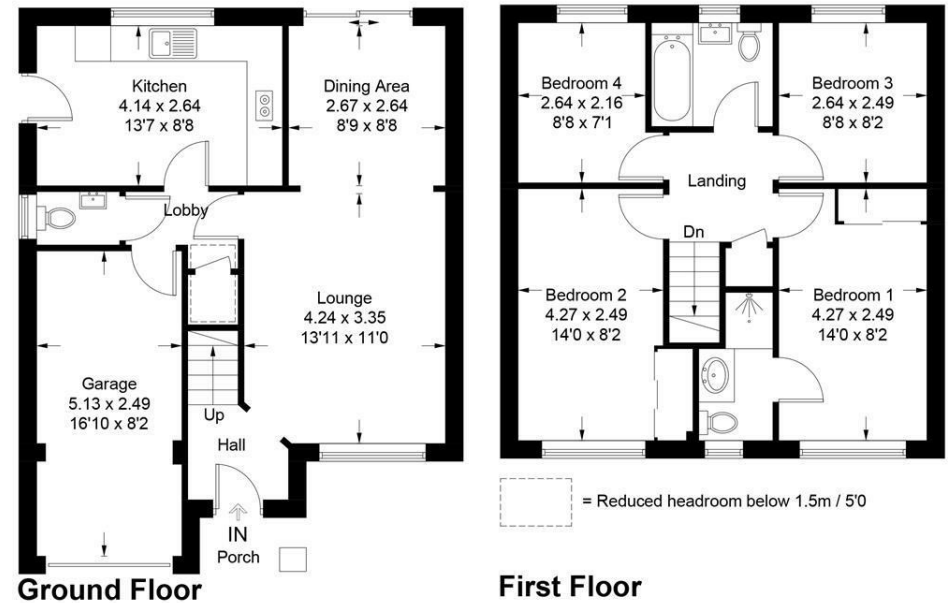
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(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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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127831)