



6, Woodlark Lane





# 6, Woodlark Lane

Roundswell, Barnstaple, Devon EX31 3XL

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

A three bedroom detached bungalow with Level enclosed garden, driveway for 3 and garage. No Onward Chain.

- 3 Bedrooms
- Kitchen/Breakfast Room
- Living Room & Conservatory
- South West facing Garden
- Modern shower room
- Double Glazing, Gas Central Heating
- Parking for 3 & Garage
- No Chain
- Council Tax Band D
- Freehold

Guide Price £349,950

## 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 detached bungalow built in 1997 and on the market for the first time, the property presents painted, rendered and brick elevation, with double glazed windows and doors, beneath a tiled roof. The layout briefly consists; Entrance hall, Kitchen/Breakfast Room, Living Room, Conservatory, 3 Bedrooms, Shower Room. Driveway parking for 2/3 cars, single garage, lawned garden at the front and rear. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.





## ACCOMMODATION

ENTRANCE HALL airing cupboard with slatted shelving, loft access via hatch, wood effect flooring continuing into LIVING ROOM with window to rear, sliding doors leading into conservatory, gas coal effect fire with marble effect surround and fireplace. CONSERVATORY tilt-and-turn sliding doors leading into garden, tiled floor, internal door leading into garage (described later). KITCHEN window overlooking front garden, door to side leading to driveway, matching shaker style wall and base units, space for white goods, built-in Zanussi electric oven and grill, four-point gas hob with extractor hood over, roll top work surface, tiled splashback, space for dresser and table, wall mounted Worcester boiler. BEDROOM 1 Bay window to front elevation, Sharps built-in bedroom furniture, fitted carpets. BEDROOM 2 with windows overlooking rear garden, fitted carpets. BEDROOM 3 window to front, fitted carpets. SHOWER ROOM opaque window to rear, shower with sliding glass doors, partly aqua panelled walls, dual flush close coupled WC, pedestal wash basin, heated towel rail, extractor fan and shaver point.

## OUTSIDE

At the front of the property is a two/three car driveway. GARAGE with newly installed electric roller door, cold water tap, storage in eaves, power and light connected, gated access at the side. WRAP AROUND GARDEN with level lawns, good degree of privacy and enjoying a south westerly aspect. Stocked borders mainly with mature shrubs and hedges. High level hedging and fencing enclosing the property. PAVED SUN TERRACE and additional GRAVELLED SEATING AREA.

## SERVICES

All mains services connected. Gas fired central heating.

According to Ofcom, ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

## 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, take the 2nd left into Woodlark Lane and then turn left again, the property can be found in the cul-de-sac with our For Sale board clearly displayed.

WHAT3WORDS///skies.strong.dynamics

## 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).





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		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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