



14, Parklands



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Roundswell, Barnstaple, Devon EX31 3SF

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

## An immaculate 3 bedroom detached bungalow in a sought after location

- Detached Bungalow with 3 Bedrooms
- Two Reception Rooms
- Solar Panels and Tesla Battery
- Detached Garage with Electric door
- Council Tax Band D
- Modern Bathroom & En-suite
- Kitchen with Integrated Appliances
- Regular Bus services nearby
- Driveway for 2/3 cars
- Freehold

## Offers In Excess Of £380,000

### SITUATION & AMENITIES

14 Parklands is situated in a no-through road within walking distance of amenities including supermarkets, a regular bus service, schooling, place of worship and public houses. 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 tastefully decorated detached bungalow in a no-through road in a well-established community. Under a tiled roof, the property features brick elevations, double-glazed windows and doors that have been replaced, solar panels, and a Tesla battery.

There is an entry hall, a living room and a garden room next to it, a contemporary kitchen with integrated AEG equipment, three bedrooms, bathroom and en-suite, three parking spaces, a detached garage and a garden. The accompanying floor plan provides a clearer identification of the layout and accommodations with estimated dimensions.



**ACCOMMODATION**

The entrance hall features carpeting and entrance matting, the CLOAKS CUPBOARD and AIRING CUPBOARD house the solar-assisted heat pump, and a hatch with a pull-down ladder for access to the loft. The kitchen is a two-sided room with a door leading outside, side and front windows, matching wall and base units, handleless cabinets with lots of cabinets and drawers, pantry, pull-out corner units and space for a freestanding refrigerator and freezer. It also has an integrated AEG fan oven, microwave and induction hob, space for additional white goods (which may be part of the sale), an inset circular sink with mixer tap, splashback and tiled walls. LIVING ROOM with windows overlooking the garden, a remote-controlled gas fire, and carpet that matches the corridor. There is a door leading to the garden room, which has windows all around and doors on either side. BEDROOM 1 features built-in wardrobes, fitted carpet, a bay window in front, a window seat, and storage underneath. The EN-SUITE door has an opaque window on the side, inset LED downlighting with colour control, an extractor fan, moisture panelled walls, a vanity hand wash basin with mixer tap, an illuminated mirror, a shaver point, a WC with an enclosed cistern, a quadrant shower, and a wall-mounted storage box. BEDROOM 2 with built-in wardrobes, carpeting, and a window looking out over the backyard. BEDROOM 3: Front window, carpet installed. The bathroom is a contemporary white suite that includes a heated towel rail, a moisture panelled wall, a vanity hand wash basin with a mixer tap, a wc with an enclosed cistern and an illuminated mirror.

**GARAGE & OUTSIDE**

The property features a DETACHED SINGLE GARAGE with an electric door, a pedestrian door to the side, storage in the eaves, power, water, and light, as well as driveway parking for two or three vehicles.

There is a level pathway with gated access at the side of the garage that leads to the rear garden, which has a lawn and a level patio area. There is a cold water tap outside.

**SERVICES**

Gas fired central heating (boiler situated in loft space), mains water, electric and drainage. Solar panels, solar assisted heat pump providing hot water, Tesla wall battery.

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**

What3Words: [///trading,reliving,repaying](https://www.what3words.com/#!/trading,reliving,repaying)

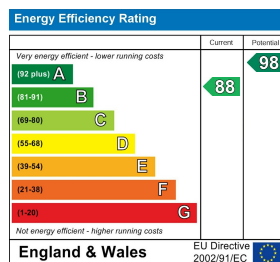
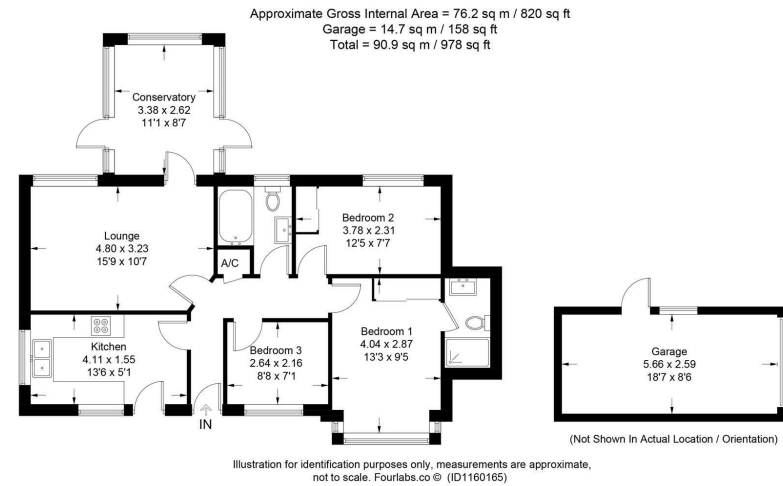
From Barnstaple Town Centre, continue up Sticklepath Hill, and at the Cedars roundabout, take the first exit and proceed down the hill to the next roundabout; take the first exit onto Old Bideford Road, then take the next left into Maple Grove. Proceed to the top of the road to the roundabout, and turn left onto Parklands, where the property can be found on the right-hand side.

**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).



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