



9, Bramble Walk





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Roundswell, Barnstaple, Devon EX31 3RF

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

A 3 bedroom detached house with south west facing rear garden. No Onward Chain

- 3 Bedroom Detached House
- Kitchen/Dining Room & Utility Room
- South West Facing Garden
- Double Glazing & Gas Central Heating
- Council Tax Band C
- Scope to extend subject to consent
- 2 Car Driveway & Single Garage
- No Onward Chain
- Built in 1992
- Freehold

Guide Price £310,000

## SITUATION AND AMENITIES

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

We understand the property is of traditional build and was constructed in 1992, the property presents rendered elevations with double glazed windows, beneath a tiled roof. The accommodation is well presented throughout, the layout on the ground floor briefly consists of; Entrance lobby, sitting room, kitchen/dining room and utility room. On the first floor there are 2 double bedrooms with built in wardrobes a single bedroom and family bathroom. At the front there are two parking spaces and a single garage, along with a low maintenance garden. At the rear is an enclosed, south west facing garden. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.





## GROUND FLOOR

UPVC door leading into ENTRANCE HALL with fitted matting and carpets which continue on stairs to first floor landing (described later). Door off to SITTING ROOM window to front, inset downlighting, understairs cupboard. Door off to KITCHEN/DINING ROOM with matching carpet in dining area and vinyl flooring in kitchen. Matching matte white wall and base units, roll top worksurface, 1 ½ stainless steel sink and drainer with mixer tap, tiled splashback, fitted stainless steel extractor hood, space for cooker and freestanding fridge freezer, sliding doors leading out to garden, inset downlights, extractor fan. Door to UTILITY ROOM window to rear and door to side, continuation of vinyl flooring, matching wall and base units, space for white goods, stainless steel sink and drainer, Ideal gas boiler.

## FIRST FLOOR

LANDING with loft access via hatch, window to side, airing cupboard housing hot water cylinder and slatted shelving. BEDROOM 1 with window to front, fitted carpet, built-in wardrobes with hanging rail and shelving. BEDROOM 2 with window to rear overlooking garden and distant countryside views, built-in wardrobe with hanging rail and shelving. BEDROOM 3 window to front, fitted carpet. BATHROOM opaque window to rear, white suite comprising panelled bath with mixer shower, tiled splashback, pedestal hand wash basin with mixer tap, dual flush WC, extractor fan, vinyl flooring and shaver point.

## OUTSIDE

At the front of the property is parking for two vehicles, partly tarmacked, partly gravelled. Low maintenance FRONT GARDEN with curved wall, chipped border and mature shrubs. Gated access to side. At the rear of the property is an ENCLOSED low maintenance garden with artificial lawn, paved path and TERRACE. Cold water tap. Side door leading into GARAGE with further up-and-over door, loft access via hatch, light connected.

## 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/>

## AGENTS NOTE

Some images in this brochure are computer generated.

## DIRECTIONS

From Barnstaple Town Centre continue up Sticklepath Hill and continue to the Cedars roundabout, take the first exit and proceed down the hill then take the first right hand turning into Brynsworthy Park. Take the first right into Bramble Walk and proceed up the hill, keep left, the property can be found on the left hand side with a 'for sale' board clearly visible.

WHAT3WORDS///scrolled.daily.lamps

## 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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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	67	84
(81-91)	B		
(69-80)	C		
(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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Approximate Gross Internal Area = 72.7 sq m / 782 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 86.1 sq m / 926 sq ft

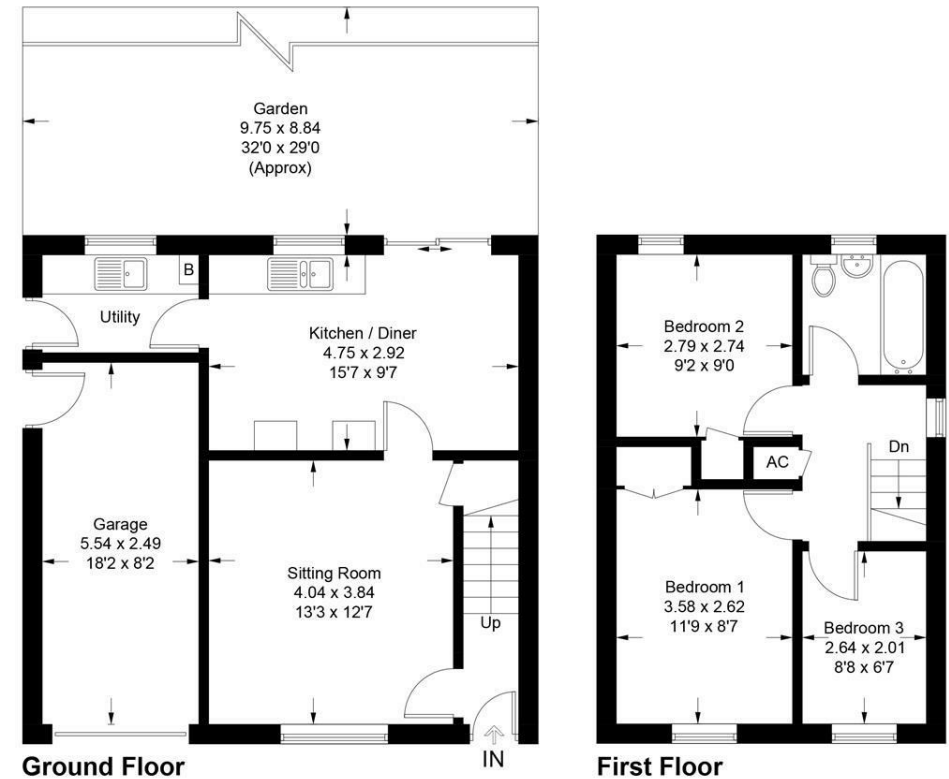


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