



19, Meadow Brook





# 19, Meadow Brook

Roundswell, Barnstaple, Devon EX31 3TQ

In the popular Roundswell district of Barnstaple close to local supermarkets & open countryside

A modern coach house/mews style property in a quiet & convenient residential location

- Hall, Cloakroom, Kitchen
- Large Sitting Room
- 2 Bedrooms, 2 Bathrooms
- Gas C.H. Double Glazing.
- Integral Garage
- Small front garden
- Ideal first home/Investment
- No upward chain
- Council Tax Band B
- Freehold

Guide Price £265,000

## SITUATION & AMENITIES

19 Meadow Brook is 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 coastal/estuary 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 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 charming coach house style property in the well established community of Roundswell. The property features brick elevations, double glazed windows and doors, modern Velux skylights and integral garage under a tiled roof. The accommodation is set to the right hand side of the garage, as well as above the three garages below, one is owned, the other are in separate ownership. The ground floor accommodation backs on to garages facing the opposite direction and the first floor accommodation backs onto another flat. In effect, this is a 'back to back' semi. The GARAGE may have potential to convert into further accommodation, subject to any necessary planning permission. If any original covenant does not restrict this, as there is parking in any event.

There is an Entrance Hall, KITCHEN with integrated appliances, spacious WC and access to integral garage. two double bedrooms, bathroom and en-suite, externally there is a gravelled courtyard and parking space for one. The accompanying floor plan provides a clearer identification of the layout and accommodations with estimated dimensions.

## ACCOMMODATION

The spacious entrance hall features wooden flooring leading to the KITCHEN, downstairs WC and an integral garage door. The KITCHEN benefits from integrated Bosch appliances including fitted microwave, fridge/freezer, double oven, four burner hob, modern stainless steel extractor fan and a stainless steel sink with drainage board. Under the sink there is a Hotpoint washing machine.

Upstairs features carpeted flooring into LIVING AREA with French doors with a Juliet balcony and two Velux skylights adding light into the property. Off the LIVING ROOM are two double bedrooms. BEDROOM 1 is complemented with a fitted wardrobe with mirrored sliding doors and ENSUITE with a corner electric Mira shower and heated towel rail. BEDROOM 2 has carpeted flooring and a double glazed window to the front of the property. FAMILY BATHROOM with large shelved cupboard, large heated towel rail, a vanity hand basin, bath/shower with mixer tap and handset.

## GARAGE & OUTSIDE

This property has a single garage with power and light within. Parking for one car with further street parking nearby and a gravelled courtyard to the front.

## SERVICES

Gas fired central heating boiler located within a kitchen unit. Mains water, electric and drainage.

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: [///slicer.tracking.polka](#)

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 third exit onto Old Bideford Road. Take the third right into Meadow Brook. Follow the road round where the property will be found on the left-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).





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		
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

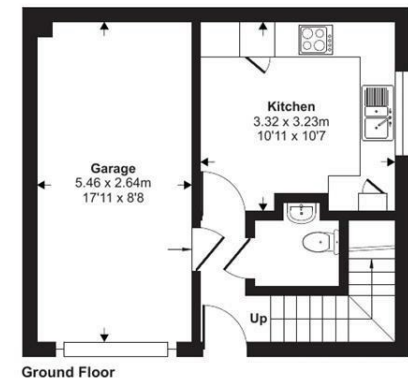
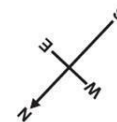
barnstaple@stags.co.uk

01271 322833

Denotes restricted  
head height

Approximate Area = 891 sq ft / 82.7 sq m  
Limited Use Area(s) = 5 sq ft / 0.4 sq m  
Garage = 155 sq ft / 14.3 sq m  
Total = 1051 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1294204



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London