WOOLLIAMS
Property Services

Guide price £280,000

Brynsworthy Park, Roundswell, Barnstaple, EX31



3 Bedrooms

2 Bathrooms

2 Queens House, Queen Street,Barnstaple,EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586

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Occupying a generous plot, this property offers excellent potential for buyers looking to modernise and create a home to their own taste and specification. While the bungalow requires improvement and updating throughout, it provides a superb blank canvas to truly put your own stamp on it. The property features a large and welcoming lounge, with patio doors opening onto a small balcony overlooking the rear garden — a lovely space to enjoy the outlook and make the most of the generous outside space. The property offers three good-sized bedrooms, two bathrooms, and a well-equipped kitchen with the added benefit of a useful utility area. Outside, the property benefits from a large rear garden and generous plot, offering considerable potential for landscaping and creating an attractive outdoor space. Further benefits include a single garage and off-road parking for two cars.

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A fantastic opportunity to acquire a spacious detached three-bedroom, two-bathroom bungalow, situated in the desirable Roundswell area.

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Located in the popular Roundswell area, the property is well placed for local amenities and transport links, while offering the peace and convenience associated with this sought-after residential location.

In need of modernisation but offering excellent potential, this is an exciting opportunity to transform a spacious detached bungalow into a fantastic home.

Early viewing is highly recommended, and it is being sold with no onward chain.

Entrance Hall
UPVC double-glazed front door off, cloaks cupboard, airing cupboard housing factory lagged cylinder, radiator.

Lounge *6.08m x 4.14m (19' 11" x 13' 7")*
A double aspect room with sliding patio doors leading to a small balcony. Feature fireplace with living flame coal effect gas fire, two double radiators. This room enjoys country glimpses.

Balcony *1.90m x 0.47m (6' 3" x 1' 7")*

Kitchen *3.36m x 2.24m (11' x 7' 4")*
Inset one and a half bowl sink unit with mixer tap, doors and space below. Working service with drawers and cupboards below and shelving, inset ceramic hob, built-in electric oven with cupboard above, drawer and cupboard below, concealed cooker hood, wall units, partially tiled walls, radiator, archway to

Utility Room *2.24m x 1.73m (7' 4" x 5' 8")*
Inset single drainer sink unit, cupboard and space below with plumbing for washing machine further working surface with space below, double upright unit, wall mounted Prima gas boiler, part tiled walls, radiator, UPVC double glazed door to rear

Bedroom 1 *4.16m x 3.22m (13' 8" x 10' 7")*
A double aspect room, double radiator, built-in wardrobes with mirror fronted sliding doors, door to

En-suite Shower Room *2.35m x 0.97m (7' 9" x 3' 2")*
Having a platinum grey colour suite comprising a pedestal wash handbasin with mixer tap, WC, a step-in shower cubicle with Mira shower unit and glazed door, half-tiled walls, and a radiator.

Bedroom 2 *3.67m x 2.56m (12' x 8' 5")*
Radiator, built-in wardrobe with two sets of folding doors.

Bedroom 3 *2.96m x 2.41m (9' 9" x 7' 11")*
Affording country glimpses, radiator.

Bathroom *2.37m x 2.08m (7' 9" x 6' 10")*
Soft cream coloured suite with panelled bath and tiled wall area, Mira shower unit with glazed shower screen. Wash hand basin with mixer tap and cupboards below, WC, radiator.

Integral Garage *5.18m x 2.48m (17' x 8' 2")*
Automated up and over door, loft storage area, light and power connected, personal door off.

Outside
The property is approached via a tarmac driveway providing off-road parking for two cars and leading to the integral garage. A small planted area sits adjacent to the garage, while a wide brick-paved pathway leads to the front door. A side gate provides access through to the rear garden. The bungalow benefits from a good-sized west-facing rear garden, which offers excellent potential for landscaping and improvement. The garden is currently somewhat overgrown, with a variety of mature trees, shrubs and established planting. The extent and layout of the garden are currently partially obscured by the existing growth, but it provides an appealing opportunity for a new owner to create a particularly attractive outdoor space. To the southern side of the bungalow is a paved garden area, together with an aluminium-framed greenhouse and a small timber garden shed. Steps and a personal door provide convenient access to the garage.

Services
Mains water, gas, electricity, and drainage connected.

Tenure
Freehold

Council Tax
Band D

EPC
There is currently no EPC for the bungalow and a new one has been ordered. As soon as it's available details will be added to our promotional material.

Viewings
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Information
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions
What3Words///cowboys.pulps.body

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Ground Floor



