



43, Middle Combe Drive



# 43, Middle Combe Drive

Roundswell, Barnstaple, EX31 3UY

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

**A modern & spacious 3 bedroom detached family home benefiting from a single garage & driveway parking**

- Popular Residential area
- 3 Bedrooms
- Open-plan Kitchen/Diner/Lounge
- Single Garage
- Council Tax Band D
- Well presented throughout
- Family bathroom & Ensuite Shower
- Sunny rear garden
- Driveway Parking
- Freehold

**Guide Price £315,000**

## **SITUATION**

Roundswell 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 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

Located within the highly popular residential area of Roundswell and within close proximity to ample amenities, this modern and spacious 3 bedroom detached family home which benefit from a single garage and driveway parking.

Internally, the property has been tastefully updated by the current owner and is in very good order. The accommodation comprises of a downstairs WC, and an open-plan 'L' shaped Kitchen/Diner/Lounge with a stylish handle-less kitchen which includes a breakfast bar, integrated appliances, gas hob with extractor above. There is space for dining table and a carpeted lounge area to the front. This is a great space for family and entertaining. From here there is access to the garage and French doors to the garden.

The updated staircase with glass balustrade leads to the first floor where there are 3 good size bedrooms, with the principal benefiting from fitted wardrobes and an ensuite shower. There is also a modern 3-piece suite family bathroom and a useful airing cupboard.

Outside to the front of the property is driveway parking and a single garage with up-and-over door, which has good overhead storage, built-in units and plumbing for white goods, as well as access to the garden. The rear garden is mainly laid with level lawn with a patio terrace seating area ideal for outdoor dining.

## SERVICES

All mains connected. Gas central heating

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)



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Approximate Area = 883 sq ft / 82 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 1027 sq ft / 95.3 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1310448



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	76
EU Directive 2002/91/EC			

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